

**SUPPLEMENTAL BOARD BOOK
OF
July 28, 2021**



Leo Vasquez III, Chair
Kenny Marchant, Vice-Chair
Ajay Thomas, Member
Brandon Batch, Member
Anna Maria Farias, Member

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

**A G E N D A
10:00 AM
July 28, 2022**

**Capitol Extension, Hearing Room E2.030
1100 Congress Ave
Austin, Texas 78701**

CALL TO ORDER

ROLL CALL

Leo Vasquez, Chair

CERTIFICATION OF QUORUM

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

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

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Board member and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Tex. Gov't Code, Texas Open Meetings Act. Action may be taken on any item on this agenda, regardless of how designated.

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

ASSET MANAGEMENT

- a) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application

Rosalio Banuelos
Director of Asset
Management

20205 Ella Grand Houston
19273 Nolana Villas McAllen

- b) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application and Land Use Restriction Agreement

04439 Uvalde Ranch Apartments Houston

MULTIFAMILY BOND FINANCE

- c) Presentation, discussion, and possible action on Inducement Resolution No. 22-033 for Multifamily Housing Revenue Bonds regarding authorization for filing applications for private activity bond authority

Teresa Morales
Director of
Multifamily Bond

FINANCIAL ADMINISTRATION

- d) Presentation, discussion, and possible action to adopt a resolution regarding designating signature authority and superseding previous resolutions

Joe Guevara
Director of Financial
Administration

This will be an open, public meeting conducted under Tex. Gov't Code, chapter 551, without COVID-19 emergency waivers. There will not be a remote online or telephone option for public participation. The meeting, however, will be streamed online for public viewing. Masks will be available for members of the public who wish to attend this public meeting.

MULTIFAMILY FINANCE

- e) Presentation, discussion, and possible action confirming obligations for those properties recommended for an award of competitive low income housing tax credits that sought and were awarded one point for committing at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness under 10 TAC §11.9(c)(6) related to Residents with Special Housing Needs

Cody Campbell
 Director of Multifamily Programs

CONSENT AGENDA REPORT ITEMS

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

- a) Media Analysis and Outreach Report, June 2022
- b) Report on TDHCA One-Time or Temporary Allocations – Pandemic Response and Other Initiatives
- c) Report on the Department’s 3rd Quarter Investment Report relating to funds held under Bond Trust Indentures
- d) Report on the Department’s 3rd Quarter Investment Report in accordance with the Public Funds Investment Act

Michael Lyttle
 Director of External Affairs
Brooke Boston
 Deputy Director of Programs
Heather Hodnett
 Manager of Single Family Finance
Joe Guevara
 Director of Financial Administration

ACTION ITEMS

Executive Session: the Chair may call an Executive Session at this point in the agenda in accordance with the below-cited provisions¹

Leo Vasquez
Chair

ITEM 3: EXECUTIVE

Executive Director’s Report

Bobby Wilkinson
Executive Director, TDHCA

ITEM 4: TEXAS HOMEOWNER ASSISTANCE FUND

Presentation, discussion and possible action granting on Homeowner Assistance Fund (HAF) Program Services Awards

Tanya Birks
Director of Texas Homeowner Assistance Fund

ITEM 5: COMMUNITY AFFAIRS

Presentation, discussion, and possible action on approval of the 2023 Low Income Home Energy Assistance Program State Plan for submission to the U.S. Department of Health and Human Services and approval of the associated 2023 awards

Michael De Young
Director of Community Affairs

ITEM 6: SINGLE FAMILY & HOMELESS PROGRAMS

Presentation, discussion, and possible action on State Fiscal Year 2023 Homeless Housing and Services Program Awards

Abigail Versyp
Director of Single Family & Homeless Programs

ITEM 7: MULTIFAMILY FINANCE

- a) Presentation, discussion, and possible action on a timely filed scoring appeal under the Department’s Multifamily Program Rules for Calle del Norte Apartments (#22112)
- b) Presentation, discussion, and possible action on timely filed appeal of the underwriting report published under the Department’s Multifamily Program Rules for The Warehouse Lofts at 707 (#22295)
- c) Presentation, discussion, and possible action regarding awards from the 2022 State Competitive Housing Credit Ceiling and approval of the waiting list for the 2022 Competitive Housing Tax Credit Application Round

Cody Campbell
Director of Multifamily Programs

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

¹ Note: the Chair is not restricted by this item, and may call for an Executive Session at any time during the posted meeting.

The Board may go into Executive Session Pursuant to Tex. Gov't Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

Pursuant to Tex. Gov't Code §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer;

Pursuant to Tex. Gov't Code §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code Chapter 551; including seeking legal advice in connection with a posted agenda item;

Pursuant to Tex. Gov't Code §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or

Pursuant to Tex. Gov't Code §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

OPEN SESSION

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

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. If you would like to follow actions taken by the Governing Board during this meeting, please follow TDHCA account (@tdhca) on Twitter.

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Nancy Dennis, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Kathleen Vale Castillo, 512-475-4144, at least five days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Kathleen Vale Castillo, al siguiente número 512-475-4144 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.

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BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 22, 2022

Presentation, discussion, and possible action confirming obligations for those properties recommended for an award of competitive low income housing tax credits that sought and were awarded one point for committing at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness under 10 TAC §11.9(c)(6) related to Residents with Special Housing Needs

RECOMMENDED ACTION

WHEREAS, pursuant to Internal Revenue Code §42(m)(1)(C)(v) related to application selection criteria, the selection criteria set forth in a qualified allocation plan must include tenant populations with special housing needs;

WHEREAS, the Qualified Allocation Plan provides the opportunity for applications to score points for serving residents with special housing needs under 10 TAC §11.9(c)(6); and

WHEREAS, in order to score one point under 10 TAC §11.9(c)(6)(B), a Development must commit at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness;

NOW, therefore, it is hereby

RESOLVED, that each of the applications listed below has sought and been awarded one point under 10 TAC §11.9(c)(6)(B) for committing to provide at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness;

FURTHER RESOLVED, that it is a condition of an award of competitive low income housing tax credits for these applications and any application subsequently awarded from the Board approved waiting list for which this scoring item applies that such commitment will be included in a land use restriction agreement with the Department; and

FURTHER RESOLVED, that nothing herein obligates a property to uphold such commitment if it sought and was awarded one point for such commitment but

does not receive a competitive low income housing tax credit award in the current application round.

BACKGROUND

Pursuant to 10 TAC §11.9(c)(6)(B), in order to score an additional point:

If the Development has committed units under §11.9(c)(6)(A), the Development must commit at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness. Rejection of an applicant's tenancy for those referred may not be for reasons of credit history or prior rental payment history. Throughout the Compliance Period, unless otherwise permitted by the Department, the Development Owner agrees to specifically market the 2% of Units through the Continuum of Care and other homelessness providers local to the Development Site. In addition, the Department will require an initial minimum twelve-month period in Urban subregions, and an initial six-month period in Rural subregions, during which Units must either be occupied by Persons referred from the Continuum of Care or local homeless service providers, or held vacant, unless the Units receive HOME funds from any source. After the initial twelve-month or six-month period, the Development Owner will no longer be required to hold Units vacant but will be required to continue to provide quarterly notifications to the Continuum of Care and other homeless service providers local to the Development Site on the availability of Units at the Development Site. Developments are not eligible under this paragraph unless points have also been selected under §11.9(c)(6)(A). (1 point)

The applications that elected this scoring item and that are recommended for an award of competitive housing tax credits (in a separate item) are listed below. Any of these applications, and any application subsequently awarded from the waiting list for which this scoring item applies, will have as a condition of award of the tax credits, an inclusion of these requirements in a land use restriction agreement with the Department.



**Texas Department of Housing / Community Affairs
2022 Competitive (9%) Housing Tax Credit (HTC) Program
Continuum of Care Commitments**

Version Date: July 22, 2022

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hg. = SH)	Census Tract(s)
22002	Thomas Square Apartments	551 SW Thomas Street	Burleson	76028	Johnson	3	Urban	AcR	39	1	40	Elderly	48251130204
22008	Cloudhaven Apartments	127 Rainbow Drive	San Antonio	78209	Bexar	9	Urban	NC	65	0	65	General	48029120600
22018	Cole Creek Estates	Approx 6850 Gessner Road	Houston	77040	Harris	6	Urban	NC	102	6	108	General	48201534203
22019	East Texas Apartments	757 Francis Loop	Garrison	75946	Nacogdoches	5	Rural	AcR	31	1	32	General	48347950100
22023	Kirkwood Crossing Apartments	12000 Bissonnet Street	Houston	77099	Harris	6	Urban	NC	114	24	138	General	48201453601
22025	Wichita Falls Lofts	3014 Seymour Road	Wichita Falls	76309	Wichita	2	Urban	NC	43	3	46	General	48485010900
22038	Avanti Legacy Parkway	SWC of N. WS Young Dr and Atkinson Killen		76541	Bell	8	Urban	NC	100	8	108	Elderly	48027022200
22039	Avanti Legacy Rosewood	SWQ of International Blvd. & Springfi Laredo		78045	Webb	11	Urban	NC	96	3	99	Elderly	48479001720
22054	Hillside Crossing	1019 Hillside Rd	Laredo	78041	Webb	11	Urban	NC	120	0	120	General	48479001706
22060	Evening Star	11800 S. Glen Drive	Houston	77099	Harris	6	Urban	AcR	61	1	62	Elderly	48201453403
22078	Cobblestone Court	2101 Davis Lane	Austin	78745	Travis	7	Urban	AcR	68	1	69	Elderly	48453001747
22090	Lofts at Hartsook	10426 Hartsook Street	Houston	77034	Harris	6	Urban	NC	96	0	96	General	48201321000
22091	Oak Lofts Crossing	SWC of S. Kirkwood and Techniplex D Stafford		77477	Fort Bend	6	Urban	NC	60	0	60	Elderly	48357671800
22094	Tejas Cove Apartments	1900 Palm Village Blvd	Bay City	77414	Matagorda	6	Urban	AcR	60	1	61	Elderly	48121730302
22100	Oak Bluff Village	1513 Montezuma St	Columbus	78934	Colorado	6	Rural	AcR	38	1	39	Elderly	48089750500
22106	Mariposa Apartment Homes at Plano 7+/- Acres at the Northwest Corner o Plano			75093	Collin	3	Urban	NC	125	75	200	Elderly	48085031649
22110	Cypress Creek Apartment Homes at P3.499 +/- Acres Near the NWC of Spri Dallas			75254	Dallas	3	Urban	NC	116	52	168	General	48113013624
22120	Pecan Grove Apartments	905 Pecan Lane	Winona	75792	Smith	4	Rural	AcR	20	0	20	General	48423001500
22121	Ozona Seniors Apartments	1304 Old Hwy 290	Ozona	76943	Crockett	12	Rural	AcR	23	1	24	Elderly	48105950100
22139	Hartwood at Clarblak	4014-4015 Clarblak	Houston	77080	Harris	6	Urban	NC	112	13	125	General	48201522000
22141	Twin Oak Village Apartments	1407 W Main St	Academy	76554	Bell	8	Rural	AcR	32	0	32	General	482017201400
22153	Estacado Estates	Northwest corner of SW 58th Ave & Amarillo		79110	Randall	1	Urban	NC	46	0	46	Elderly	48381020800
22159	Riverview Manor	1600 Junction Highway	Kerrville	78028	Kerr	9	Rural	NC	36	0	36	Elderly	48265960200
22172	Legacy Trails of Plainview	~1201 Andy Taylor Rd	Plainview	79072	Hale	1	Rural	NC	40	0	40	Elderly	48189950600
22193	Oak Avenue Lofts	810 Oak Avenue	Houston	77018	Harris	6	Urban	NC	81	0	81	General	48201530900
22195	Vista at Silver Oaks	SWC of Silver Oaks and Brazil Dr and San Antonio		78213	Bexar	9	Urban	NC	76	0	76	General	48029191409
22198	Kinship Community (aka Clint Comm E. Side of Alameda Ave at Alamito Cr Clint			79836	El Paso	13	Rural	NC	44	0	44	General	48141010501
22204	Rio Manor Apartments	600 W. Cantu Road	Del Rio	78840	Val Verde	11	Rural	Recon	60	0	60	General	48465950301
22208	FishPond at Walker	approx. 935 Hwy 190 E	Huntsville	77340	Walker	6	Rural	NC	48	0	48	Elderly	48471790103
22211	MillPond at Robstown	approx. NW intersection of US-77 & (Robstown		78380	Nueces	10	Rural	NC	66	6	72	General	48355005802
22212	FishPond at Victoria	2513 N Navarro St.	Victoria	77901	Victoria	10	Urban	NC	75	0	75	Elderly	48469000601
22218	Heritage Estates at Edmonds	1727 S. Edmonds Ln.	Lewisville	75067	Denton	3	Urban	NC	48	0	48	Elderly	48121021740
22219	Celebration Paris	4415 Lamar Ave.	Paris	75462	Lamar	4	Rural	NC	76	0	76	Elderly	48277000402
22220	Burkburnett Royal Gardens	~350 DW Taylor (South of 109 W Wil Burkburnett		76354	Wichita	2	Rural	NC	68	12	80	General	48485013501
22223	Harmony Oaks Villas	204 Schertz Parkway	Schertz	78154	Guadalupe	9	Urban	Recon	71	1	72	General	48187210705
22224	Serene Falls	approx. 1346 US 281	Marble Falls	78654	Burnet	7	Rural	NC	73	5	78	Elderly	48053960800
22227	Lalita Senior Living	NEQ of Minnesota Ave and Southmo: Brownsville		78521	Cameron	11	Urban	NC	86	16	102	Elderly	48061013305
22228	Celebration Tyler	NE corner of County Road 164 and Ci Tyler		75703	Smith	4	Urban	NC	74	0	74	Elderly	48423001905
22231	Woodcrest Apartments	2550 W 8th Street	Odessa	79763	Ector	12	Urban	Recon	80	0	80	General	48135001100
22234	Westview Heights at Denton	NWC IH 35 and FM 1173	Denton	76207	Denton	3	Urban	NC	110	22	132	General	48121020401
22250	Juniper Apartments	Approx. 6512 Jupiter Rd	Plano	75074	Collin	3	Urban	NC	64	16	80	General	48085031409
22254	Landmark 301	301 1st St.	Conroe	77301	Montgomery	6	Urban	NC	48	0	48	Elderly	48339693101
22257	The Reserves at Magnolia	NWQ Willowwood St and Bernard St Denton		76205	Denton	3	Urban	NC	54	6	60	General	48121021000
22063	Vista at Thousand Oaks	NWQ of Thousand Oaks Dr. and El Se San Antonio		78233	Bexar	9	Urban	NC	78	0	78	Elderly	48029121206
22269	Retirement Living for Seniors	W Lingleville Road	Stephenville	76401	Erath	3	Rural	NC	42	6	48	Elderly	48143950202
22270	The Ridge Apartments	901 Forest Hollow	Livingston	77351	Polk	5	Rural	Rehab	50	0	50	General	48373201500
22273	Coral Hills	6363 Beverly Hill St.	Houston	77057	Harris	6	Urban	AcR	172	0	172	General	48201432701
22274	Cady Lofts	NWQ E 39th St and N IH 35	Austin	78751	Travis	7	Urban	NC	100	0	100	Supportive Hou.	48453000302
22278	Lydle Ridge	SEC W Arkansas Ln and Little Rd	Arlington	76016	Tarrant	3	Urban	NC	52	7	59	Elderly	48439111529
22285	Jaipur Lofts	Lots around Annex Avenue and Cabel Dallas		75204	Dallas	3	Urban	NC	71	0	71	General	48113000800
22288	Butler Park Apartments	1325 NW County Road	Andrews	79714	Andrews	12	Rural	NC	42	6	48	General	48003950100
22297	Lapiz Flats	NEC IH 30 and Duncan Perry Rd	Grand Prairie	75050	Tarrant	3	Urban	NC	63	6	69	Elderly	48439113001
22311	Saw Grass Apartments	7075 Lamar Rd	Reno	75462	Lamar	4	Rural	AcR	24	0	24	General	48277000402
22312	Azalea Trails	1300 Courtland Rd	Atlanta	75551	Cass	4	Rural	AcR	72	0	72	General	48067950400
22313	Pinewood Valley Apartments	330 W Avenue A	Belton	76513	Bell	8	Urban	AcR	32	0	32	Elderly	48027021601
22315	Fox Run Apartments I and II	200 Tom Brown Parkway/125 Elders	Hallsville/Tatum	75650/7569	Harrison/Rusk	4	Rural	AcR/SS	56	0	56	Elderly	48203020605, 48401950100
22316	Dogwood Trails Apartments I and II	504 San Antonio St./402 Nutt Dr.	Marlin/Valley Mill	76661/7668	Falls/Bosque	8	Rural	AcR/SS	41	0	41	General	48145000400, 48035950700
22331	Pinehurst Villas	4066 W Park Ave	Pinehurst	77630	Orange	5	Urban	NC	60	0	60	Elderly	48361020800

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**TO BE POSTED
NOT LATER THAN
THE THIRD DAY
BEFORE THE
DATE OF THE
MEETING**

4

BOARD ACTION REQUEST

TEXAS HOMEOWNER ASSISTANCE FUND DIVISION

JULY 28, 2022

Presentation, discussion, and possible action on granting Homeowner Assistance Fund (HAF) Program Service Awards

RECOMMENDED ACTION

WHEREAS, On March 11, 2021, the President of the United States signed the American Rescue Plan Act, which includes the Homeowner Assistance Fund (HAF), into law. The State of Texas received \$842,214,006 in HAF funds and Texas Department of Housing and Community Affairs (the Department) has been designated as the entity to administer the HAF for the state. The U.S. Department of the Treasury (Treasury) administers HAF, and published Homeowner Assistance Fund Guidance on April 14, 2021, on August 2, 2021 (the HAF Guidance), and on (February 24, 2022) which required the Department to submit to Treasury a HAF Plan. The Department did submit a Plan, which was approved by Treasury on January 28, 2022;

WHEREAS, On December 9, 2021, the Board already authorized the Executive Director or designee to make up to \$8,500,000 in awards to organizations to provide outreach and application intake assistance for the Homeowner Assistance Fund, subject to a satisfactory Previous Participation Review and conditioned on an acceptable recommendation or a recommendation with conditions by the Executive Award and Advisory Committee (EARAC) being confirmed prior to execution, and conditioned on subsequent report of such contracts to the Board. With this item, staff is clarifying that the award process, review of past performance, and EARAC approval will occur for all three components of funds;

WHEREAS, The Department announced a Notice of Funding Availability (NOFA) on May 3, 2022, making a total of \$30.5 million available to Texas organizations to apply as subrecipients to provide one or more of the eligible services: Intake Centers, Housing Counseling Services, and Legal Services. Interested applicants must meet the requirements set forth in the NOFA and must submit a complete application through the established system described; and

WHEREAS, staff recommends that the Board approve awards to and authorize the Executive Director to enter into agreements with the highest scoring applications, to provide intake, legal and housing counseling services in total contract amounts totaling \$30,500,000 across all organizations, conditional on Executive Award Approval and Advisory Committee (EARAC) review and approval;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director and his designees are authorized, empowered, and directed, for and on behalf of the Department, to take any and all such actions as they or any of them may deem necessary or advisable to enter into contracts with the entities noted herein to promptly provide eligible intake, legal, and housing counseling services, for total awards of \$30,500,000, conditioned on Executive Award Approval and Advisory Committee (EARAC) review and approval or approval with conditions.

BACKGROUND

The Homeowner Assistance Fund (HAF) was established under section 3206 of the American Rescue Plan Act of 2021 (the Act) and provides \$842,214,006 in financial assistance to the State of Texas, through the United States Department of the Treasury. Texas's HAF program is known as the "Texas Homeowner Assistance Fund (TX HAF)." The aim of TX HAF is to mitigate financial hardships associated with the coronavirus pandemic by preventing homeowner mortgage delinquencies, defaults, foreclosures, and displacements of homeowners experiencing financial hardship.

The Department announced a Notice of Funding Availability (NOFA) on May 3, 2022, making the total of \$30.5 million available to Texas organizations to apply as subrecipients to provide one or more of the eligible services: Intake Centers, Housing Counseling Services, and Legal Services. Interested applicants must meet the requirements set forth in the NOFA and must submit a complete application through the established system described. Applications will be accepted on a first-come, first-served basis until August 31, 2022, or when all funds have been committed, whichever occurs first. As applications come in, the Department will continue to review and approve applications to the extent that a geographic area does not yet have coverage and funds are available. Only a limited number of awards will be made. Except in the large metropolitan areas or Persistent Poverty Counties, in general only one entity will be selected to provide each type of service in any given county, except that more than one entity may be selected to ensure that Underserved Populations, Socially Disadvantaged households or those with Limited English Proficiency are served. The maximum award amount is \$1 million and the minimum award amount is \$200,000.

These Subrecipients will help the program to effectively reach and serve eligible homeowners throughout the state, including those in more rural areas and in areas with concentrations of non-traditional mortgage loans. The Department will contract with organizations to serve as intake centers providing application assistance, legal services, and/or housing counseling services to homeowners. Successful organizations will utilize their existing organizational structure and community relationships to help them provide homeowners with the grant services offered by the program. A short explanation of each type of activity follows:

Intake Centers Organizations awarded funds to serve as Intake Centers will perform outreach to find and educate homeowners in the targeted communities, and more significantly they will provide a physical location that a household can go to receive help in applying for HAF funds. The selected organizations will help homeowners determine if they are eligible, submit applications online, help them identify and scan appropriate supporting documentation, help them sign applications and/or program loan documents, and submit any required hardship certifications. The Intake Center will

be expected to provide adequate staffing levels to allow for assisting those who may have Limited English Proficiency and those who may need a reasonable accommodation. Intake Centers will only remain operational while HAF funds are still available for households. As soon as all funds have been applied for, the Intake Centers will cease operations.

Legal Services Organizations awarded funds to provide Legal Services will provide free legal counsel to households meeting program requirements and facing housing instability, including foreclosure prevention activities. Services may include assistance with home and tax lien foreclosures, as well as other issues. Organizations may provide the following legal services:

- Providing Counsel and Advice: A case closed as a result of the provision and receipt of legal advice to an Eligible Household, such as the review of relevant facts, and the counseling of the client on actions to take to address the problem(s).
- Providing Limited Action: A case closed through limited action(s) on behalf of an Eligible Household that addressed the Household's legal problem that is not as complex or extended as to meet the requirements for "extensive service". Examples include, communications by letter, telephone or other means to a third party; preparation of a simple legal document; or legal assistance to a pro se client that involves preparation of court or other legal documents.
- Legal Services Activities are civil legal services and activities that assist Eligible Households with retaining their homeownership, as outlined below: Eligible subject matters are those that support household's housing stability, including (i) foreclosure prevention, (ii) mediation between a servicer/lender and a homeowner, (iii) credit correction/protection, and (iv) assistance to enable households to receive clear title to their properties.

Housing Counseling Services Organizations awarded funds to provide Housing Counseling Services will assist households with improving their financial sustainability through providing HUD-approved curriculum by HUD-approved counselors. Eligible counseling services include:

- Individual Counseling at an hourly rate;
- Group counseling which may include two-hour classes, Six- to Eight-hour Classes;
- All topics reported on HUD Form 9902 are eligible for reimbursement, which include resolving or preventing mortgage delinquency or default, etc.; and
- Education Topics include fair housing, financial management for homeowners, etc.

The counseling and education provided under this category includes, but is not limited to, understanding the consequences of default and foreclosure; loss mitigation, budgeting and credit; restructuring debt; and establishing reinstatement plans. Housing counselors ideally will become involved with the homeowner early in the process to increase the likelihood that the default will be cured and the homeowner will be able to retain ownership. The housing counselors will conduct follow-up housing counseling with the homeowner on an as-needed basis until the default is corrected.

Term

Intake Centers: Because the purpose of the Intake Centers is to assist households in accessing HAF funds, those services will no longer be applicable when HAF funds are no longer available. Therefore, as soon as the total amount requested for HAF direct assistance reaches an amount that is 90% of the funds available to households, TDHCA will provide the Intake Center with 30 days notice of the contract ending. From the date of that notice, no new households should be assisted. Households already engaged may have their applications completed. After that 30 day period, no additional work on the contract should occur, except for those duties required to close out the grant within a 45-day close-out period.

Housing Counseling / Legal Services: These contracts will be executed for a 12-month term with the possibility of extension depending on the status of the program and availability of funds.

ATTACHMENT A

Texas Homeowner Assistance Fund Allocation Amounts
Intake Centers, Housing Counseling Services, and Legal Services

ATTACHMENT A
TX HAF NOFA Allocation Amounts

TX HAF NOFA Applicant Organization Name	Award Recommendation
Affordable Homes of South Texas	\$224,180.00
Alliance of Border Collaboratives	\$509,734.51
Austin Habitat for Humanity	\$223,614.19
AYUDA, Inc.	*\$1,148,803.97
Beloved Community Center (BCC)	\$415,974.00
Central Texas Opportunities, Inc. dba Cornerstone Community	\$983,562.32
Community Action Corp. of South Texas	\$883,085.00
Community Council of South Central Texas, Inc	\$306,269.80
Community Development Corporation of Brownsville	\$414,427.43
Community Services of Northeast Texas, Inc.	\$999,000.00
Families in Crisis	\$240,343.00
Family Endeavors Inc., dba Endeavors	\$956,013.00
Houston Area Urban League	**\$1,000,000.00
Laredo-Webb Neighborhood Housing Services, Inc. DBA NeighborWorks Laredo	\$335,116.00
Legacy Community Development Corporation	\$569,410.00
Lone Star Legal Aid	\$931,292.00
Panhandle Community Services	\$996,785.00
San Antonio for Growth on the Eastside (SAGE)	\$400,000.00
Services of Hope	***\$1,325,104.63
The Chosen Ones Outreach Ministries of Galveston, Inc.	\$1,000,000.00
Total	\$13,293,304.85

* AYUDA, Inc will cover Persistent Poverty Counties of Culberson, El Paso, Hudspeth and Presidio with mobile outreach in rural areas in Region 13.

** Houston Area Urban League will receive approval with the following condition: Houston Area Urban League must submit an ACF and Single Audit (if applicable) for review and approval, or approval with conditions before August 31, 2022.

*** Services of Hope will cover Persistent Poverty Counties of Cochran, Cooke, Crosby, Deaf Smith, Floyd, Garza, and Lamb with walk-in intake centers and "pop-up" events across Region 1, 3, and 12.

7c

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 28, 2022

Presentation, discussion, and possible action regarding awards from the 2022 State Competitive Housing Credit Ceiling and approval of the waiting list for the 2022 Competitive Housing Tax Credit Application Round

RECOMMENDED ACTION

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

WHEREAS, the Board is required by Tex. Gov't Code §2306.6711(c) to “establish a waiting list of additional Applications ranked by score in descending order of priority based on set-aside categories and regional allocation goals” concurrently with the initial issuance of commitments for Competitive Housing Tax Credits;

NOW, therefore, it is hereby

RESOLVED, that the list of recommended Applications for Final Commitments of Housing Tax Credits from the 2022 State Competitive Housing Credit Ceiling and the 2022 Housing Tax Credit Waiting List are hereby approved in the form presented at this meeting, and as amended by the Board for appeals previously heard and determined; and

FURTHER RESOLVED, that the Board’s approval is conditioned upon the completion of underwriting and program review, the imposing of all conditions of underwriting, the imposing of the conditions recommended by the Executive Award Review and Advisory Committee and those resulting from staff review, the completion of any other reviews required to ensure compliance with the applicable rules and requirements for the Competitive Housing Tax Credit Program, and any other special conditions the Board may consider appropriate.

BACKGROUND

The Competitive Housing Tax Credit awards and waiting list recommendations for July 28, 2022, are presented in the Board materials. All applications recommended on the lists have been cleared for award, or award with conditions, by Compliance for purposes of a recommendation from the Executive Award and Review Advisory Committee (EARAC), with one Application undergoing final program review. To the extent that some applications do not yet have a final underwriting or program assessment, those applications will be considered conditionally recommended by EARAC, with the condition being the completion of the underwriting and program assessment and recommendation of award, or award with conditions. For any awards made by the board by this item that subsequently are recommended by underwriting with conditions, these conditions will be considered to be the board's conditions of the award.

Reports located in the Board Book

- Report 1: Recommended Applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of Applications recommended for an award of Competitive Housing Tax Credits)
- Report 2: Active Applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of all Applications recommended for an award and the waiting list of all active Applications not recommended for an award including tie breaker analysis)
- Report 3: Commitments under 10 TAC §11.9(c)(6)(B) Continuum of Care Commitments
- Report 4: Credit Ceiling Summary, which includes funding amounts for the At-Risk, USDA, and Nonprofit Set-Asides and consistent with 10 TAC §11.6(3)(C)(i) the Elderly Development maximum percentages
- Report 5: Real Estate Analysis Summaries, including conditions to be placed on awards
- Report 6: Summary of conditions to be placed on awards recommended by EARAC as a result of previous participation reviews and by staff as a result of application review
- Report 7: Similar to Report 1, a list of Applications recommended for an award of Competitive Housing Tax Credits in the event that the Board grants the appeal to be heard at this meeting related to Application #22295 – The Warehouse Lofts at 707
- Report 8: Similar to Report 2, a complete list of all Applications recommended for an award and the waiting list of all active Applications not recommended for an award in the event that the Board grants the appeal to be heard at this meeting related to Application #22295 – The Warehouse Lofts at 707
- Report 9: Public Input (provided in Development number order for all active/eligible Applications). These items are solely to represent the Department's acceptance of the items as public comment received and in no way reflect the scoring determination of those items.

REGIONAL ALLOCATION FORMULA AND SET-ASIDES

The total amount of Competitive Housing Tax Credits available for the State of Texas to allocate in 2022 is currently \$79,898,566 (see Report 4). This figure includes the amount of annual allocation authorized to the state, based on population, of \$76,772,647, the amount of credits carried over from 2021 of \$1,719,904, and returned credits from previously awarded applications of \$1,406,015. The state may receive additional credits to allocate prior to the end of the calendar year from the National Pool or from credits returned from previously awarded applicants. These credits will be allocated to applications on the waiting list as described below. Report 4 depicts the allocation of credits.

As required by Tex. Gov't Code §2306.6714, the Department set aside not less than 15% of the housing tax credits available for allocation in the calendar year for eligible at-risk developments. In accordance with Tex. Gov't Code §2306.111(d-2), 5% of the housing tax credits are allocated to developments that receive federal financial assistance through the Texas Rural Development Office of the U.S. Department of Agriculture (USDA). Any funds allocated to USDA developments that involve rehabilitation must come from the funds set aside for at-risk developments.

As required by Tex. Gov't Code §2306.111, the Department utilizes a regional allocation formula to distribute the remaining housing tax credits from the credit ceiling. There are 13 Uniform State Service Regions that receive varying portions of the credit ceiling based on need in those regions. Each region is further divided into two allocations: a Rural Regional Allocation and an Urban Regional Allocation, as required. Based on the regional allocation formula, each of these 26 geographic areas, or "sub-regions," is to have available a specific amount of tax credits; however, the amount of tax credits ultimately allocated within a given sub-region may vary from this amount due to various factors, such as credit returns made during the calendar year, the final amount of funding awarded in the At-Risk set-aside so that not less than 15% of the housing tax credits are allocated to those developments, and the flow of credits through the "collapse" methodology.

APPLICATION SUBMISSIONS

There are currently 111 applications eligible for consideration, which are collectively requesting approximately \$149 million in credits. Originally, 127 full applications requesting more than \$168 million were received. There have been 16 applications withdrawn, terminated, or not recommended for award by the Real Estate Analysis Division. Pursuant to Tex. Gov't Code §2306.6711(a), the director shall provide the application scores to the board before the 30th day preceding the date the board begins to issue commitments for housing tax credits in the allocation round. Staff presented the application scores in the form of "the list" at the board meeting of June 16, 2022. 10 TAC §11.4, related to Tax Credit Request and Award Limits, requires that prior to the posting of the agenda for the last Board meeting in June, an Applicant that has Applications pending for more than \$3 million in credit may notify staff in writing or by email of the Application(s) they will not pursue in order to bring their request within the \$3 million cap. If the Applicant has not made this self-selection by this date, staff may make the selection. At this

time, no Applications are ineligible for an award due to the \$3 million cap as required by Tex. Gov't Code §2306.6711(b). There is one Application this is not currently eligible due to the limitation on credits allocated to elderly developments within certain sub-regions described in Tex. Gov't Code §2306.6711(h).

There are 61 applications being recommended for award as reflected in Report 1, attached. This report also includes the allocations of supplemental housing tax credits approved by the Board earlier this year, along with two forward commitments of 2022 credits approved by the Board in 2021. These supplemental and forward awards are not affected by this item as they have already been approved; however, they are included on the report to provide a comprehensive account of each sub-regions' available credits. This report includes 32 applications that are still being underwritten by Real Estate Analysis; a recommendation for these applications is conditioned upon completion of those reviews. All eligible applications are reflected in Report 2. Those recommended for awards are reflected in the "Recommendation" column of this report. Fifty-eight applications made commitments to set aside at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness under 10 TAC §11.9(c)(6) related to Residents with Special Housing Needs. Those applications are listed in Report 3. Nothing herein obligates a property to uphold the commitment if it sought and was awarded one point for such commitment but does not receive a competitive low income housing tax credit award in this application round (including an award by way of the Board approved waiting list).

Please note that an appeal related to Application #22295, The Warehouse Lofts at 707, is to be heard at this meeting. In the event that the Board grants this appeal, the Award and Waiting Lists presented in Reports 7 and 8 of this item will replace the Lists presented in Reports 1 and 2.

All applications recommended have been cleared for award, or award with conditions, by Compliance staff for EARAC purposes. To the extent that some applications do not yet have clearance for their underwriting or program assessment, those applications will only be considered cleared by EARAC when the assessment is completed and results in an underwriting and program recommendation of award, or award with conditions. For applications that applied for Direct Loan funds, recommendations or recommendations with conditions for those Direct Loan funds will be made at a future Board meeting.

STAFF RECOMMENDATION PROCESS

In making recommendations, staff relied on regional allocations, set-aside requirements and scores, and the allocation methodology as set out in 10 TAC §11.6 of the 2022 Qualified Allocation Plan (QAP). The recommendations reflect commitments of \$79,845,481, which leaves \$53,085 available. Report 4 is the Ceiling Summary, and it gives a visual representation of the selection process. Summaries of the completed underwriting reports are included in Report 5. On the Recommended Awards List and the Award and Waiting List, the Real Estate Analysis (REA) status is noted with a "C" if the REA Division has completed underwriting. Otherwise, the credit amount reflected is the credit amount requested by the applicant after a Multifamily Finance Division

review. If an underwriting report has not been completed for an application, the application may still be found to be infeasible, have the credit amount reduced and/or may have additional conditions placed on the allocation, but the credit award will not exceed the requested amount. **All recommendations made by staff are subject to underwriting conditions, application review conditions, and any other special conditions the Board may specify, or as reflected in the document.** Staff will review and confirm that such conditions are met unless otherwise directed by the Board. It is critical to note that the final outcome of an Application's underwriting may have cascading effects throughout the award list. For example, if an Application is found to be infeasible and is replaced within its sub-region with an Application that requests a lower amount of tax credits, then additional credits may be available to flow through the collapse. Similarly, if an infeasible Application is replaced within its subregion with one that requests more tax credits, then fewer credits will be available for the collapse. Staff may delay the issuance of a Commitment Notice for Applications that are identified as being susceptible to these changes until all necessary underwriting is finalized.

A previous participation review has been completed for all applications recommended for an award; some of those reviews resulted in a recommendation from EARAC that conditions be placed upon the award. Those conditions, as well as any conditions required as a result of staff review, are presented in Report 6.

WAITING LIST

Consistent with Tex. Gov't Code §2306.6711, "...the Board shall generate, concurrently with the issuance of commitments, a Waiting List of additional Applications ranked by score in descending order of priority based on Set-Aside categories and regional allocation goals..."

Staff recommends that the Board consider the Waiting List to be composed of all Applications that have not been approved by the Board for a commitment of 2022 Competitive Housing Tax Credits, and have not been terminated by the Department or withdrawn by the Applicant. Staff further recommends that the applications that remain be approved (or amended and approved) by the Board today be accepted as the Waiting List "ranked by score in descending order of priority" and subject to the same allocation process as set out in 10 TAC §11.6 of the QAP.

Applications will be awarded from the waiting list as follows:

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

the statewide collapse and fund the next eligible Application from the Waiting List, as long as the Department still achieves the 10% required set-aside.

- In accordance with Tex. Gov't Code §2306.6711(g), except as necessary to comply with the Nonprofit Set-Aside, in an urban subregion of a uniform state service region that contains a county with a population of more than 1.7 million, the board shall allocate housing tax credits to the highest scoring development, if any, that is part of a concerted plan of revitalization and is located in that urban subregion in a municipality with a population of 500,000 or more. If tax credits are returned from such an Application, and the return causes the Department to not meet this requirement, then the next highest-scoring Application in the sub-region that would meet this requirement will be recommended for commitment.
- For all other Applications, if tax credits are returned from an Application not associated with any set-aside, the next highest scoring Application from that sub-region's waiting list will be recommended for a commitment to the Board, presuming that all required set-asides will continue to be met when that award is made. If no other Application exists in the sub-region or if the amount of the credit return is not sufficient to fund the next highest scoring Application in the sub-region of the returned credits, then the credits will go to the statewide collapse and fund the next eligible Application from the Waiting List.
- The Department shall hold all credit available after the awards approved at this meeting until September 30 in order to collect credit that may become available when tax credit Commitments are submitted. For credit returned after September 30, awards from the waiting list will be made when the remaining balance is sufficient to award the next Application on the waiting list based on the date(s) of returned credit.

In the event that returned credits are insufficient to fund the next appropriate application, staff may wait to determine if other returned credits would make the application whole or offer the applicant an opportunity to adjust the size of their credit request (subject to underwriting) while still accomplishing their proposed development with no material changes. 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 2022 QAP (for example, the \$3 million credit limitation, the housing de-concentration factors, etc.).

All applications on the Waiting List not yet reviewed by the Multifamily Finance or Real Estate Analysis divisions must still be found to meet the applicable requirements. Credit amounts and conditions are subject to change based on underwriting and underwriting appeals. Awards from the Waiting List are also subject to a previous participation review by the Compliance Division and recommendation by EARAC.

Report 1

Award Recommendations



**Texas Department of Housing and Community Affairs
2022 Competitive (9%) Housing Tax Credit (HTC) Program
Award Recommendations**

The list of recommended awards is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by final score rather than by region. Detailed information about each Application and instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website. This list includes allocations of supplemental housing tax credits as well as forward commitments made during calendar year 2021 - these are not considered part of the award list, but are presented to comprehensively account for the credits available in each sub-region.

Construction Types:
NC=New Construction
Recon=Reconstruction
Rehab=Rehabilitation
AcR=Acquisition/Rehabilitation
Secondary Types:
AR=Adaptive Reuse
SS=Scattered Site
AdPh=Additional Phase

NOTE:
The following scoring categories are NOT included in the "Self Score Total" column:

§11.9(d)(1) - Local Government Support
§11.9(d)(4) - Quantifiable Community Participation (QCP)
§11.9(d)(5) - Community Support from State Representative
§11.9(d)(6) - Input from Community Organizations
§11.9(d)(7) - Community Revitalization Plan (CRP)

The status is reflected as "C" for complete or "UR" for under review.

Version Date: July 22, 2022

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	§11.9(d)(1)	§11.9(d)(4)	§11.9(d)(5)	§11.9(d)(6)	§11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes		
At-Risk Set-Aside																																			
22311	Saw Grass Apartments	7075 Lamar Rd	Reno	75462	Lamar	4	Rural	X			AcR	24	0	24	General	\$306,851		Josefina Garcia	Alyssa Carpenter	48277000402	132	17	4	8	4	0	165		Award	C	C	UR			
22078	Cobblestone Court	2101 Davis Lane	Austin	78745	Travis	7	Urban	X			AcR	68	1	69	Elderly	\$731,423		Tracey Fine	Eric Walker	48453001747	132	17	4	8	4	0	165		Award	C	C	C			
22223	Harmony Oaks Villas	204 Schertz Parkway	Schertz	78154	Guadalupe	9	Urban	X	X		Recon	71	1	72	General	\$1,643,709		Cristi LaJeunesse	Traci Williams	48187210705	132	17	4	8	4	0	165		Award	C	C	UR			
22315	Fox Run Apartments I and II	200 Tom Brown Parkway/125 Elders Dr	Hallsville/Tatum	75650/756	Harrison/Rusk	4	Rural		X		AcR/SS	56	0	56	Elderly	\$669,544		Josefina Garcia	Alyssa Carpenter	48203020605, 484	132	17	4	8	4	0	165		Award	C	C	UR			
22019	East Texas Apartments	757 Francis Loop	Garrison	75946	Nacogdoches	5	Rural	X			AcR	31	1	32	General	\$360,946		Murray Calhoun	Jason Rabalais	48347950100	132	17	8	8	0	0	165		Award	C	C	C			
22141	Twin Oak Village Apartments	1407 W Main St	Little River-Academ	76554	Bell	8	Rural	X			AcR	32	0	32	General	\$387,707		Dennis Hoover	Joel Cortez	48027021400	132	17	4	8	4	0	165		Award	C	C	UR			
22313	Pinewood Valley Apartments	330 W Avenue A	Belton	76513	Bell	8	Urban	X			AcR	32	0	32	Elderly	\$381,695		Josefina Garcia	Alyssa Carpenter	48027021601	132	17	4	8	4	0	165		Award	C	C	UR			
22094	Tejas Cove Apartments	1900 Palm Village Blvd	Bay City	77414	Matagorda	6	Rural	X			AcR	60	1	61	Elderly	\$672,057		Tracey Fine	Eric Walker	48321730302	125	17	4	8	4	7	165		Award	C	C	C			
22100	Oak Bluff Village	1513 Montezuma St	Columbus	78934	Colorado	6	Rural	X			AcR	38	1	39	Elderly	\$479,298		Tracey Fine	Eric Walker	48089750500	125	17	4	8	4	7	165		Award	C	C	C			
22060	Evening Star	11800 S. Glen Drive	Houston	77099	Harris	6	Urban	X			AcR	61	1	62	Elderly	\$660,000		Tracey Fine	Eric Walker	48201453403	125	17	8	8	0	7	165		Award	C	C	C			
22273	Coral Hills	6363 Beverly Hill St.	Houston	77057	Harris	6	Urban	X			AcR	172	0	172	General	\$1,642,348		Forrest Yarbrough	Alyssa Carpenter	48201432701	125	17	4	8	4	7	165		Award	C	C	C			
22312	Azalea Trails	1300 Courtland Rd	Atlanta	75551	Cass	4	Rural	X			AcR	72	0	72	General	\$901,132		Josefina Garcia	Alyssa Carpenter	48067950400	125	17	4	8	4	7	165		Award	C	C	C			
22316	Dogwood Trails Apartments I and II	504 San Antonio St./402 Nutt Dr.	Marlin/Valley Mills	76661/766	Falls/Bosque	8	Rural	X			AcR/SS	41	0	41	General	\$530,375		Josefina Garcia	Alyssa Carpenter	48145000400, 481	125	17	4	8	4	7	165		Award	C	C	UR			
22002	Thomas Square Apartments	551 SW Thomas Street	Burleson	76028	Johnson	3	Urban	X			AcR	39	1	40	Elderly	\$512,000		Kimberly Black King	Deborah Welchel	48251130204	131	17	4	8	4	0	164		Award	C	C	C			
22231	Woodcrest Apartments	2550 W 8th Street	Odessa	79763	Ector	12	Urban	X			Recon	80	0	80	General	\$1,644,969		Melissa Fisher	Bill Fisher	48135001100	131	17	4	8	4	0	164		Award	C	C	UR			
22120	Pecan Grove Apartments	905 Pecan Lane	Winona	75792	Smith	4	Rural	X			AcR	20	0	20	General	\$199,756		Murray Calhoun	Jason Rabalais	48423001500	131	17	8	8	0	0	164		Award	C	C	C			
22121	Ozona Seniors Apartments	1304 Old Hwy 290	Ozona	76943	Crockett	12	Rural	X			AcR	23	1	24	Elderly	\$270,252		Murray Calhoun	Jason Rabalais	48105950100	124	17	8	8	0	7	164		Award	C	C	UR			
22322	SavannahPark of Crosbyton	1204 E. Hwy US-82	Crosbyton	79322	Crosby	1	Rural	X			AcR	24	0	24	General	\$275,000		Shawn Smith	Corey Farmer	48107950100	122	17	4	8	4	0	155		Award	C	C	UR			
22270	The Ridge Apartments	901 Forest Hollow	Livingston	77351	Polk	5	Rural	X			Rehab	50	0	50	General	\$753,667	X	Emanuel H. Glockzin	Betsy Brown	48373210500	122	17	4	8	2	0	153		Award	UR	C	UR			
22950	Pathways at Chalmers Courts West	NWC of Chalmers Ave. and East 3rd St.	Austin	78702	Travis	7	Urban	X	X		Recon	140	16	156	General	\$300,000		Suzanne Schwertner		48453000902	FKA 20202 Supp. Credits														
22951	Telephone Road Elderly	6000 Telephone Road	Houston	77087	Harris	6	Urban	X	X		AcR	39	1	40	Elderly	\$291,150		James Williams		48201332600	FKA 21704/19077 Supp. Credits														
Estimated At-Risk Available		\$11,780,793														Total HTCs Recommended		\$13,613,878																	
USDA Set-Aside		\$3,929,623																																	
Region 1/Rural																																			
22172	Legacy Trails of Plainview	~1201 Andy Taylor Rd	Plainview	79072	Hale	1	Rural				NC	40	0	40	Elderly	\$763,000	X	Kelly Garrett	Chaz Garrett	48189950600	134	17	4	8	4	0	167		Award	C	C	UR			
22952	Westwind of Dumas	331 W. 16th Street	Dumas	79029	Moore	1	Rural				NC	56	8	64	General	\$49,230		Kelly Garrett		48341950200	FKA 21717/20272 Supp. Credits														
Estimated Amount Available to Allocate		\$703,602														Total HTCs Recommended		\$812,230																	
Region 1/Urban																																			
22153	Estacado Estates	Northwest corner of SW 58th Ave & S Wasf	Amarillo	79110	Randall	1	Urban				NC	46	0	46	Elderly	\$913,000		Brian Kimes	Jim Markel	48381020800	139	17	4	8	4	0	172	1	Award	C	C	C			
22953	Metro Tower Lofts	1220 Broadway Street	Lubbock	79401	Lubbock	1	Urban				NC/AR	75	14	89	General	\$159,954		Daniel Sailler		48303000700	FKA 19088 Supp. Credits														
Estimated Amount Available to Allocate		\$1,258,058														Total HTCs Recommended		\$1,072,954																	
Region 2/Rural																																			
22220	Burkburnett Royal Gardens	~350 DW Taylor (South of 109 W Williams [Burkburnett	Wichita	76354	Wichita	2	Rural				NC	68	12	80	General	\$900,000	X	Noor Jooma	Lora Myrick	48485013501	128	17	4	8	4	0	161		Award	C	C	UR			
22954	Vernon Pioneer Crossing	1916 Stadium Drive	Vernon	76384	Wilbarger	2	Rural				NC	58	6	64	Elderly	\$44,369		Noor Jooma		48487950600	FKA 21716/20212 Supp. Credits														
Estimated Amount Available to Allocate		\$600,000														Total HTCs Recommended		\$944,369																	

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes		
Region 2/Urban																																			
22025	Wichita Falls Lofts	3014 Seymour Road	Wichita Falls	76309	Wichita	2	Urban				NC	43	3	46	General	\$900,000		Daniel Sailer	Sallie Burchett	48485010900	124	17	4	8	4	0	157		Award	C	C	C			
22955	The Trails of Abilene	733 ES 27th St.	Abilene	79602	Taylor	2	Urban				NC	40	8	48	General	\$57,640		Adrian Iglesias		48441012000	FKA	20306	Supp. Credits												
22956	Heritage Heights at Abilene	2401 S. 25th Street	Abilene	79605	Taylor	2	Urban				NC	42	6	48	Elderly	\$42,000		Adrian Iglesias		48441012300	FKA	19216	Supp. Credits												
Estimated Amount Available to Allocate \$611,205																Total HTCs Recommended		\$999,640																	
Region 3/Rural																																			
22269	Retirement Living for Seniors	W Lingleville Road	Stephenville	76401	Erath	3	Rural				NC	42	6	48	Elderly	\$900,000	X	Emanuel H. Glockzin	Betsy Brown	48143950202	133	17	4	8	4	0	166		Award	C	C	UR			
22957	Ennis Trails	SEQ Dolfie Lane and Sonoma Trails	Ennis	75119	Ellis	3	Rural				NC	48	24	72	General	\$40,000		Michael Fogel		48139061700	FKA	20211	Supp. Credits												
22958	Lakeridge Villas	2500 W. Ennis Ave.	Ennis	75119	Ellis	3	Rural				NC	40	8	48	Elderly	\$43,054		Ryan Hudspeth		48139061400	FKA	19214	Supp. Credits												
22959	Lakewood Crossing	300 S Park	Granbury	76048	Hood	3	Rural				NC	34	14	48	General	\$43,050		Justin Zimmerman		48221160100	FKA	19189	Supp. Credits												
Estimated Amount Available to Allocate \$600,000																Total HTCs Recommended		\$1,026,104																	
Region 3/Urban																																			
22285	Jaipur Lofts	Lots around Annex Avenue and Cabell Drive	Dallas	75204	Dallas	3	Urban				NC	71	0	71	General	\$1,690,200		Megan Lasch	Alyssa Carpenter	48113000800	139	17	4	8	4	0	172	1	Award	C	C	C			
22218	Heritage Estates at Edmonds	1727 S. Edmonds Ln.	Lewisville	75067	Denton	3	Urban				NC	48	0	48	Elderly	\$1,234,562		Charles Heritage	Adrian Iglesias	48121021740	139	17	4	8	4	0	172	2	Award	C	C	UR			
22110	Cypress Creek Apartment Homes at 13.499 +/- Acres Near the NWC of Spring Val	Dallas	Dallas	75254	Dallas	3	Urban				NC	116	52	168	General	\$2,000,000		Jessica Krochtengel	Donald Sampley	48113013624	139	17	4	8	4	0	172	3	Award	C	C	C			
22106	Mariposa Apartment Homes at PlanC7 +/- Acres at the Northwest Corner of PlanC	Plano	Plano	75093	Collin	3	Urban				NC	125	75	200	Elderly	\$2,000,000		Stuart Shaw	Casey Bump	48085031649	139	17	4	8	4	0	172	4	Award	C	C	C			
22278	Lydle Ridge	SEC W Arkansas Ln and Little Rd	Arlington	76016	Tarrant	3	Urban				NC	52	7	59	Elderly	\$1,212,300		Megan Lasch	Alyssa Carpenter	48439111529	139	17	4	8	4	0	172	5	Award	C	C	C			
22297	Lapiz Flats	NEC IH 30 and Duncan Perry Rd	Grand Prairie	75050	Tarrant	3	Urban				NC	63	6	69	Elderly	\$1,366,000		Lisa Stephens	Alyssa Carpenter	48439113001	139	17	4	8	4	0	172	6	Award	C	C	UR			
22250	Juniper Apartments	Approx. 6512 Jupiter Rd	Plano	75074	Collin	3	Urban				NC	64	16	80	General	\$1,500,000		Manish Verma	Janice Degollado	48085031409	139	17	4	8	4	0	172	7	Award	UR	C	UR			
22257	The Reserves at Magnolia	NWQ Willowwood St and Bernard St	Denton	76205	Denton	3	Urban				NC	54	6	60	General	\$1,313,203	X	Matthew Gillam	Alyssa Carpenter	48121021000	132	17	4	8	4	7	172	8	Award	C	C	UR			
22234	Westview Heights at Denton	NWC IH 35 and FM 1173	Denton	76207	Denton	3	Urban				NC	110	22	132	General	\$2,000,000		Adrian Iglesias	Chris Applequist	48121020401	138	17	4	8	4	0	171	2	Award	C	C	C			
22960	The Park Tower	1209 Jacksboro Highway	Fort Worth	76114	Tarrant	3	Urban				NC	78	12	90	General	\$204,796		Val DeLeon		48439100800	FKA	21705/20018	Supp. Credits												
22961	Kestrel on Cooper	2017-2025 S. Cooper St.	Arlington	76010	Tarrant	3	Urban				NC	76	14	90	General	\$65,000		Megan Lasch		48439122801	FKA	20147	Supp. Credits												
22962	Hammack Creek Apts	NEQ Kennedale Sublett Rd. and Kennedale	Kennedale	76060	Tarrant	3	Urban				NC	86	21	107	General	\$156,500		Deepak P. Sulakhe		48439111404	FKA	19315	Supp. Credits												
Estimated Amount Available to Allocate \$15,619,045																Total HTCs Recommended		\$14,742,561																	
Elderly Max \$6,495,961																																			
Region 4/Rural																																			
22219	Celebration Paris	4415 Lamar Ave.	Paris	75462	Lamar	4	Rural				NC	76	0	76	Elderly	\$1,358,557		Alan Naul	Kevin Eden	48277000402	137	17	4	8	4	0	170		Award	C	C	UR			
22963	Abbingdon Park	321 S. Standish Street	Henderson	75654	Rusk	4	Rural				NC	58	6	64	Elderly	\$63,307		Breck Kean		48401950800	FKA	20262	Supp. Credits												
22964	Reserve at Sulphur Springs	NWC of League Street and Bell Street	Sulphur Springs	75482	Hopkins	4	Rural				NC	72	0	72	Elderly	\$93,000		Brian McGeady		48223950402	FKA	20016	Supp. Credits												
22965	Tool Cedar Trails	NEQ N Tool Dr. and Oak Cir.	Tool	75143	Henderson	4	Rural				NC	48	0	48	Elderly	\$66,657		Michael Fogel		48213950800	FKA	19236	Supp. Credits												
Estimated Amount Available to Allocate \$1,399,055																Total HTCs Recommended		\$1,581,521																	
Region 4/Urban																																			
22228	Celebration Tyler	NE corner of County Road 164 and Cumber	Tyler	75703	Smith	4	Urban				NC	74	0	74	Elderly	\$1,575,000		Brian Kimes	Jim Markel	48423001905	134	17	4	8	4	0	167		Award	C	C	C			
22966	Rosewood Senior Villas	2929 Calloway Road	Tyler	75707	Smith	4	Urban				NC	86	6	92	Elderly	\$86,428		Kent Hance		48423001803	FKA	19225	Supp. Credits												
Estimated Amount Available to Allocate \$1,359,858																Total HTCs Recommended		\$1,661,428																	
Region 5/Rural																																			
22967	The Villas at Pine Grove	2602 S John Redditt Drive	Lufkin	75904	Angelina	5	Rural				NC	60	8	68	Elderly	\$153,500		Rick J. Deyoe		48005000902	FKA	19364	Supp. Credits												
Estimated Amount Available to Allocate \$1,047,791																Total HTCs Recommended		\$153,500																	
Region 5/Urban																																			
22331	Pinehurst Villas	4066 W Park Ave	Pinehurst	77630	Orange	5	Urban				NC	60	0	60	Elderly	\$1,048,571	X	Vaughn C. Zimmerm	Jeff Beckler	48361020800	127	17	4	8	4	0	160		Award	C	C	UR			
Estimated Amount Available to Allocate \$943,272																Total HTCs Recommended		\$1,048,571																	
Region 6/Rural																																			
22208	FishPond at Walker	approx. 935 Hwy 190 E	Huntsville	77340	Walker	6	Rural				NC	48	0	48	Elderly	\$900,000		David Fournier	Lisa Vecchietti	48471790103	135	17	4	8	4	0	168		Award	C	C	C			
Estimated Amount Available to Allocate \$600,000																Total HTCs Recommended		\$900,000																	

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes	
Region 6/Urban																																		
22139	Hartwood at Clarblak	4014-4015 Clarblak	Houston	77080	Harris	6	Urban				NC	112	13	125	General	\$2,000,000		Nathan Kelley	Jela Paul	48201522000	139	17	4	8	4	0	172		Award	C	C	C		
22193	Oak Avenue Lofts	810 Oak Avenue	Houston	77018	Harris	6	Urban				NC	81	0	81	General	\$1,975,594		Donna Rickenbacker	James Goodwille	48201530900	139	17	4	8	4	0	172		Award	C	C	C		
22023	Kirkwood Crossing Apartments	12000 Bissonnet Street	Houston	77099	Harris	6	Urban				NC	114	24	138	General	\$2,000,000		Jessica Mullins	Alex Waterbury	48201453601	132	17	4	8	4	7	172		Award	C	C	UR		
22090	Lofts at Hartsook	10426 Hartsook Street	Houston	77034	Harris	6	Urban		X		NC	96	0	96	General	\$2,000,000		Russ Michaels	Matt Higgins	48201321000	138	17	4	8	4	0	171	1	Award	C	C	C		
22091	Oak Lofts Crossing	SWC of S. Kirkwood and Technipler Drive	Stafford	77477	Fort Bend	6	Urban		X		NC	60	0	60	Elderly	\$1,321,506		JOT Couch	Matt Higgins	48157671800	138	17	4	8	4	0	171	2	Award	C	C	C		
22018	Cole Creek Estates	Approx 6850 Gessner Road	Houston	77040	Harris	6	Urban				NC	102	6	108	General	\$1,914,991		Ryan Hettig	Barry Kahn	48201534203	138	17	4	8	4	0	171	3	Award	C	C	C		
22254	Landmark 301	301 1st St.	Conroe	77301	Montgomery	6	Urban				NC	48	0	48	Elderly	\$1,062,082		Matthew Gillam	Alyssa Carpenter	48339693101	131	17	4	8	4	7	171	4	Award	C	C	UR		
22968	New Hope Housing Savoy	6315 Savoy Drive	Houston	77036	Harris	6	Urban		X		NC	120	0	120	Supp Hsg	\$103,030		Emily Abeln		48201432801	FKA 21707/20075 Supp. Credits													
22969	Canal Lofts	5601 Canal Street	Houston	77011	Harris	6	Urban				NC	100	50	150	General	\$105,000		Nathan Kelley		48201310500	FKA 20011 Supp. Credits													
22970	Heritage Senior Residences	1120 Moy Street	Houston	77007	Harris	6	Urban				NC	94	41	135	Elderly	\$100,612		Carine Yhap		48201510600	FKA 21714/20204 Supp. Credits													
22971	Ella Grand	2077 S Gessner Rd.	Houston	77063	Harris	6	Urban				NC	115	30	145	Elderly	\$225,000		Janine Sisak		48201431101	FKA 21715/20205 Supp. Credits													
22972	900 Winston	900 Winston	Houston	77009	Harris	6	Urban				NC	102	12	114	Elderly	\$105,000		Amay Inamdar		48201511400	FKA 19074 Supp. Credits													
22973	Gala at MacGregor	Approx 102 Carson Ct.	Houston	77004	Harris	6	Urban				NC	75	10	85	Elderly	\$218,964		Amy Dosen		48201312600	FKA 19085 Supp. Credits													
Estimated Amount Available to Allocate \$14,889,161												Total HTCs Recommended \$13,131,779																						
Elderly Max \$6,390,428																																		
Region 7/Rural																																		
22224	Serene Falls	approx. 1346 US 281	Marble Falls	78654	Burnet	7	Rural				NC	73	5	78	Elderly	\$900,000	X	Derek DeHay	Mark Mayfield	48053960800	133	17	4	8	4	0	166		Award	C	C	UR		
22974	La Grange Springs	NEC of Hwy 77 and CR 2145	La Grange	78945	Fayette	7	Rural				NC	120	27	147	General	\$79,482		Butch Richardson		48149970200	FKA 20273 Supp. Credits													
Estimated Amount Available to Allocate \$600,000												Total HTCs Recommended \$979,482																						
Region 7/Urban																																		
22274	Cady Lofts	NWQ E 39th St and N IH 35	Austin	78751	Travis	7	Urban		X		NC	100	0	100	Supportive H	\$1,647,957		Sally Gaskin	Alyssa Carpenter	48453000302	134	17	4	8	4	7	174		Award	C	C	C		
22975	Arbor Park	6306 McNeil Drive	Austin	78729	Travis	7	Urban				NC	120	27	147	Elderly	\$225,000		Janine Sisak		48453001785	FKA 21713/20192 Supp. Credits													
21063	Parker Apartments	2105 Parker Lane	Austin	78741	Travis	7	Urban		X		NC	135	0	135	General	\$1,500,000		Walter Moreau		48453002315	2022 Fwd. Commitment													
Estimated Amount Available to Allocate \$4,222,590												Total HTCs Recommended \$3,372,957																						
Elderly Max \$1,610,918																																		
Region 8/Rural																																		
22976	Franklin Trails	S side of W. Decherd St., W of Hearne St.	Franklin	77859	Robertson	8	Rural				NC	38	0	38	Elderly	\$40,550		Michael Fogel		48395960300	FKA 19238 Supp. Credits													
Estimated Amount Available to Allocate \$677,143												Total HTCs Recommended \$40,550																						
Region 8/Urban																																		
22038	Avanti Legacy Parkview	SWC of N. WS Young Dr and Atkinson Ave	Killeen	76541	Bell	8	Urban				NC	100	8	108	Elderly	\$2,000,000		Enrique Flores	Michael Tamez	48027022200	132	17	4	8	4	7	172	1	Award	C	C	UR		
Estimated Amount Available to Allocate \$2,364,142												Total HTCs Recommended \$2,000,000																						
Region 9/Rural																																		
22159	Riverview Manor	1600 Junction Highway	Kerrville	78028	Kerr	9	Rural				NC	36	0	36	Elderly	\$900,000		Stacy Hastie	Theresa Frerker	48265960200	115	17	4	8	4	0	148		Award	C	C	UR		
22977	Residence at Ridgehill	160-170 Lehmann Dr	Kerrville	78020	Kerr	9	Rural				NC	43	17	60	Elderly	\$62,809		April Engstrom		48265960402	FKA 20186 Supp. Credits													
Estimated Amount Available to Allocate \$600,000												Total HTCs Recommended \$962,809																						
Region 9/Urban																																		
22195	Vista at Silver Oaks	SWC of Silver Oaks and Brazil Dr and SEC of San Antonio	San Antonio	78213	Bexar	9	Urban				NC	76	0	76	General	\$2,000,000		Dan Wilson	Carine Yhap	48029191409	132	17	4	8	4	7	172	1	Award	C	C	C		
22008	Cloudhaven Apartments	127 Rainbow Drive	San Antonio	78209	Bexar	9	Urban		X		NC	65	0	65	General	\$2,000,000		Jason Arechiga	Max Whipple	48029120600	139	17	4	8	4	0	172	2	Award	C	C	UR		
22063	Vista at Thousand Oaks	NWQ of Thousand Oaks Dr. and El Sendero San Antonio	San Antonio	78233	Bexar	9	Urban				NC	78	0	78	Elderly	\$1,885,000		Dan Wilson	Carine Yhap	48029121206	132	17	4	8	4	7	172	3	Award	C	C	UR		
Estimated Amount Available to Allocate \$5,501,929												Total HTCs Recommended \$5,885,000																						
Elderly Max \$2,500,627																																		
Region 10/Rural																																		
22211	MillPond at Robstown	approx. NW intersection of US-77 & CR 44	Robstown	78380	Nueces	10	Rural				NC	66	6	72	General	\$942,729	X	David Fournier	Lisa Vecchietti	48355005802	134	17	4	8	4	0	167		Award	C	C	UR		
22978	Gulf Shore Villas	1400 FM 3036	Rockport	78382	Aransas	10	Rural				NC	48	8	56	General	\$40,000		Rick J. Deyoe		48007950300	FKA 20054 Supp. Credits													
Estimated Amount Available to Allocate \$645,882												Total HTCs Recommended \$982,729																						

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes						
Region 10/Urban																																							
22212	FishPond at Victoria	2513 N Navarro St.	Victoria	77901	Victoria	10	Urban				NC	75	0	75	Elderly	\$1,157,271		David Fournier	Lisa Vecchietti	48469000601	138	17	4	8	4	0	171		Award	C	C	C							
Estimated Amount Available to Allocate \$1,280,290																Total HTCs Recommended \$1,157,271																							
Region 11/Rural																																							
22204	Rio Manor Apartments	600 W. Cantu Road	Del Rio	78840	Val Verde	11	Rural		X	Recon	60	0	60	General	\$1,450,000		X	Bradford McMurray	Cindy Marquez	48465950301	123	17	0	8	4	7	159		Award	C	C	UR							
22979	Avanti Valley View	1000 N. Jackson Rd	Hidalgo	78557	Hidalgo	11	Rural			NC	68	12	80	General	\$63,325			Enrique Flores		48215021305	FKA 20181 Supp. Credits																		
Estimated Amount Available to Allocate \$995,293																Total HTCs Recommended \$1,513,325																							
Region 11/Urban																																							
22054	Hillside Crossing	1019 Hillside Rd	Laredo	78041	Webb	11	Urban			NC	120	0	120	General	\$2,000,000			Doak Brown	Kathryn Saar	48479001706	139	17	4	8	4	0	172	1	Award	C	C	UR							
22039	Avanti Legacy Rosewood	SWQ of International Blvd. & Springfield Av	Laredo	78045	Webb	11	Urban			NC	96	3	99	Elderly	\$2,000,000			Enrique Flores, IV	Michael Tamez	48479001720	139	17	4	8	4	0	172	2	Award	C	C	UR							
22227	Lalita Senior Living	NEQ of Minnesota Ave and Southmost Blvd	Brownsville	78521	Cameron	11	Urban			NC	86	16	102	Elderly	\$1,500,000			Manish Verma	Janice Degollado	48061013305	139	17	4	8	4	0	172	3	Award	C	C	UR							
22980	Avanti Legacy at Emerald Point	3300 N K Center	McAllen	78501	Hidalgo	11	Urban			NC	84	6	90	Elderly	\$74,990			Henry Flores		48215020904	FKA 19330 Supp. Credits																		
22981	Avanti at Emerald Point	3301 N Jackson Rd	McAllen	78501	Hidalgo	11	Urban			NC	65	7	72	General	\$74,990			Henry Flores		48215020904	FKA 19331 Supp. Credits																		
Estimated Amount Available to Allocate \$5,962,082																Total HTCs Recommended \$5,649,980																							
Region 12/Rural																																							
22288	Butler Park Apartments	1325 NW County Road	Andrews	79714	Andrews	12	Rural			NC	42	6	48	General	\$866,092			Justin Zimmerman	Melissa Forster	48003950100	132	17	4	8	4	0	165		Award	C	C	C							
22982	Heritage Heights at Big Spring	120 Airbase Rd	Big Spring	79720	Howard	12	Rural			NC	66	0	66	Elderly	\$63,000			Adrian Iglesias		48227950802	FKA 19202 Supp. Credits																		
Estimated Amount Available to Allocate \$600,000																Total HTCs Recommended \$929,092																							
Region 12/Urban																																							
21317	San Angelo Terrace	W side of Appaloosa Trail, S of Hwy 67	San Angelo	76904	Tom Green	12	Urban			NC	58	14	72	General	\$1,328,167			Michael Fogel		48451001707	2022 Fwd. Commitment																		
Estimated Amount Available to Allocate \$2,150,442																Total HTCs Recommended \$1,328,167																							
Region 13/Rural																																							
22198	Kinship Community (aka Clint Comm E. Side of Alameda Ave at Alamito Creek Av	Clint	79836	El Paso	13	Rural		X	NC	44	0	44	General	\$900,000			Satish Bhaskar	Alyssa Carpenter	48141010501	123	8.5	4	4	0	0	139.5		Award	C	C	UR								
22983	Inkwood Estates	107 S. San Elizario Rd	Clint	79836	El Paso	13	Rural			NC	40	0	40	General	\$51,750			Roy Lopez		48141010404	FKA 20268 Supp. Credits																		
Estimated Amount Available to Allocate \$600,000																Total HTCs Recommended \$951,750																							
Region 13/Urban																																							
22191	Fiesta Palms	1080 Horizon Blvd.	Socorro	79927	El Paso	13	Urban			NC	60	20	80	General	\$1,100,000			R.L. Bowling, IV	Demetrio Jimene	48141010347	120	17	4	8	4	0	153		Award	C	C	C							
22124	Sunset Vista Seniors	1333 Pullman Drive	El Paso	79936	El Paso	13	Urban			NC	40	4	44	Elderly	\$934,000			Roy Lopez	Ike Monty	48141010338	110	0	4	8	4	0	126		Award	C	C	C							
22984	Nuestra Senora	415 Montana Avenue	El Paso	79902	El Paso	13	Urban		X	NC	80	0	80	General	\$184,917			Tom Deloye		48141001600	FKA 21712/20190 Supp. Credits																		
22985	Artcraft Palms	6137 Will Jordan Place	El Paso	79932	El Paso	13	Urban			NC	100	24	124	General	\$184,916			Bobby Bowling, IV		48141010219	FKA 20297 Supp. Credits																		
Estimated Amount Available to Allocate \$2,286,933																Total HTCs Recommended \$2,403,833																							
TOTAL ESTIMATED AMOUNT AVAILABLE:				\$79,898,566												TOTAL AMOUNT RECOMMENDED:				\$79,845,481																			

Report 2

Awards and Waiting List



**Texas Department of Housing and Community Affairs
2022 Competitive (9%) Housing Tax Credit (HTC) Program
Awards and Waiting List**

The list of recommended awards and applications that remain on the waiting list is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by best possible score rather than by region. Detailed information about each Application and instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website. This list includes allocations of supplemental housing tax credits as well as forward commitments made during calendar year 2021 - these are not considered part of the award and waiting list, but are presented to comprehensively account for the credits available in each sub-region.

Construction Types:
 NC=New Construction
 Recon=Reconstruction
 Rehab=Rehabilitation
 AcR=Acquisition/Rehabilitation
Secondary Types:
 AR=Adaptive Reuse
 SS=Scattered Site
 AdPh=Additional Phase

NOTE:
 The following scoring categories are NOT included in the "Self Score Total" column:
 \$11.9(d)(1) - Local Government Support
 \$11.9(d)(4) - Quantifiable Community Participation (QCP)
 \$11.9(d)(5) - Community Support from State Representative
 \$11.9(d)(6) - Input from Community Organizations
 \$11.9(d)(7) - Community Revitalization Plan (CRP)

The status is reflected as "C" for complete or "UR" for under review.

Version Date: July 22, 2022

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes	
At-Risk Set-Aside																																		
22311	Saw Grass Apartments	7075 Lamar Rd	Reno	75462	Lamar	4	Rural	X			AcR	24	0	24	General	\$306,851		Josefina Garcia	Alyssa Carpenter	48277000402	132	17	4	8	4	0	165		Award	C	C	UR		
22078	Cobblestone Court	2101 Davis Lane	Austin	78745	Travis	7	Urban	X			AcR	68	1	69	Elderly	\$731,423		Tracey Fine	Eric Walker	48453001747	132	17	4	8	4	0	165		Award	C	C	C		
22223	Harmony Oaks Villas	204 Schertz Parkway	Schertz	78154	Guadalupe	9	Urban	X		X	Recon	71	1	72	General	\$1,643,709		Cristi Lajeunesse	Traci Williams	48187210705	132	17	4	8	4	0	165		Award	C	C	UR		
22315	Fox Run Apartments I and II	200 Tom Brown Parkway/125 Elders Dr	Hallsville/Tatum	75650/756	Harrison/Rusk	4	Rural		X		AcR/SS	56	0	56	Elderly	\$669,544		Josefina Garcia	Alyssa Carpenter	48203020605, 484	132	17	4	8	4	0	165		Award	C	C	UR		
22019	East Texas Apartments	757 Francis Loop	Garrison	75946	Nacogdoches	5	Rural	X			AcR	31	1	32	General	\$360,946		Murray Calhoun	Jason Rabalais	48347950100	132	17	8	8	0	0	165		Award	C	C	C		
22141	Twin Oak Village Apartments	1407 W Main St	Little River-Academ	76554	Bell	8	Rural	X			AcR	32	0	32	General	\$387,707		Dennis Hoover	Joel Cortez	48027021400	132	17	4	8	4	0	165		Award	C	C	UR		
22313	Pinewood Valley Apartments	330 W Avenue A	Belton	76513	Bell	8	Urban	X			AcR	32	0	32	Elderly	\$381,695		Josefina Garcia	Alyssa Carpenter	48027021601	132	17	4	8	4	0	165		Award	C	C	UR		
22094	Tejas Cove Apartments	1900 Palm Village Blvd	Bay City	77414	Matagorda	6	Rural	X			AcR	60	1	61	Elderly	\$672,057		Tracey Fine	Eric Walker	48321730302	125	17	4	8	4	7	165		Award	C	C	C		
22100	Oak Bluff Village	1513 Montezuma St	Columbus	78934	Colorado	6	Rural	X			AcR	38	1	39	Elderly	\$479,298		Tracey Fine	Eric Walker	48089750500	125	17	4	8	4	7	165		Award	C	C	C		
22060	Evening Star	11800 S. Glen Drive	Houston	77099	Harris	6	Urban	X			AcR	61	1	62	Elderly	\$660,000		Tracey Fine	Eric Walker	48201453403	125	17	8	8	0	7	165		Award	C	C	C		
22273	Coral Hills	6363 Beverly Hill St.	Houston	77057	Harris	6	Urban	X			AcR	172	0	172	General	\$1,642,348		Forrest Yarbrough	Alyssa Carpenter	48201432701	125	17	4	8	4	7	165		Award	C	C	C		
22312	Azalea Trails	1300 Courtland Rd	Atlanta	75551	Cass	4	Rural	X			AcR	72	0	72	General	\$901,132		Josefina Garcia	Alyssa Carpenter	48067950400	125	17	4	8	4	7	165		Award	C	C	C		
22316	Dogwood Trails Apartments I and II	504 San Antonio St./402 Nutt Dr.	Marlin/Valley Mills	76661/766	Falls/Bosque	8	Rural	X			AcR/SS	41	0	41	General	\$530,375		Josefina Garcia	Alyssa Carpenter	48145000400, 481	125	17	4	8	4	7	165		Award	C	C	UR		
22002	Thomas Square Apartments	551 SW Thomas Street	Burleson	76028	Johnson	3	Urban	X			AcR	39	1	40	Elderly	\$512,000		Kimberly Black King	Deborah Welchel	48251130204	131	17	4	8	4	0	164		Award	C	C	C		
22231	Woodcrest Apartments	2550 W 8th Street	Odessa	79763	Ector	12	Urban	X			Recon	80	0	80	General	\$1,644,969		Melissa Fisher	Bill Fisher	48135001100	131	17	4	8	4	0	164		Award	C	C	UR		
22120	Pecan Grove Apartments	905 Pecan Lane	Winona	75792	Smith	4	Rural	X			AcR	20	0	20	General	\$199,756		Murray Calhoun	Jason Rabalais	48423001500	131	17	8	8	0	0	164		Award	C	C	C		
22121	Ozona Seniors Apartments	1304 Old Hwy 290	Ozona	76943	Crockett	12	Rural	X			AcR	23	1	24	Elderly	\$270,252		Murray Calhoun	Jason Rabalais	48105950100	124	17	8	8	0	7	164		Award	C	C	UR		
22322	SavannahPark of Crosbyton	1204 E. Hwy US-82	Crosbyton	79322	Crosby	1	Rural	X			AcR	24	0	24	General	\$275,000		Shawn Smith	Corey Farmer	48107950100	122	17	4	8	4	0	155		Award	C	C	UR		
22270	The Ridge Apartments	901 Forest Hollow	Livingston	77351	Polk	5	Rural	X			Rehab	50	0	50	General	\$753,667	X	Emanuel H. Glockzin	Betsy Brown	48373210500	122	17	4	8	2	0	153		Award	UR	C	UR		
22950	Pathways at Chalmers Courts West	NWC of Chalmers Ave. and East 3rd St.	Austin	78702	Travis	7	Urban	X		X	Recon	140	16	156	General	\$300,000		Suzanne Schwertner		48453000902	FKA 20202 Supp. Credits													
22951	Telephone Road Elderly	6000 Telephone Road	Houston	77087	Harris	6	Urban	X		X	AcR	39	1	40	Elderly	\$291,150		James Williams		48201332600	FKA 21704/19077 Supp. Credits													

Estimated At-Risk Available \$11,780,793
USDA Set-Aside \$3,929,623
Total HTCs Requested \$13,613,878

Region 1/Rural																																	
22172	Legacy Trails of Plainview	~1201 Andy Taylor Rd	Plainview	79072	Hale	1	Rural				NC	40	0	40	Elderly	\$763,000	X	Kelly Garrett	Chaz Garrett	48189950600	134	17	4	8	4	0	167		Award	C	C	UR	
22162	Summer Village	Northwest corner of N Sumner St & W Som	Pampa	79065	Gray	1	Rural				NC	32	0	32	Elderly	\$885,000		Brian Kimes	Jim Markel	48179950400	130	17	4	8	4	0	163						
22952	Westwind of Dumas	331 W. 16th Street	Dumas	79029	Moore	1	Rural				NC	56	8	64	General	\$49,230		Kelly Garrett		48341950200	FKA 21717/20272 Supp. Credits												

Estimated Amount Available to Allocate \$703,602
Total HTCs Requested \$1,697,230

Region 1/Urban																																		
22153	Estacado Estates	Northwest corner of SW 58th Ave & S Wash	Amarillo	79110	Randall	1	Urban				NC	46	0	46	Elderly	\$913,000		Brian Kimes	Jim Markel	48381020800	139	17	4	8	4	0	172	1	Award	C	C	C		
22160	Frontage Estates	2549 S Loop 289	Lubbock	79423	Lubbock	1	Urban				NC	68	0	68	Elderly	\$1,221,884		Stacy Hastie	Theresa Frerker	48303002102	139	17	4	8	4	0	172	2						
22044	The Wheldon	NEQ of Avenue U and 86th Street	Lubbock	79423	Lubbock	1	Urban				NC	50	0	50	General	\$1,340,350		CJ Lintner	Karla Burck	48303010506	136	17	4	8	4	0	169							
22069	Lantana Villas	SWC of Amarillo Blvd and Plum Creek Dr.	Amarillo	79124	Potter	1	Urban				NC	80	0	80	Elderly	\$1,210,000		Clifton E. Phillips	Robert Colvard	48375013300	136	17	4	8	4	0	169							
22953	Metro Tower Lofts	1220 Broadway Street	Lubbock	79401	Lubbock	1	Urban				NC/AR	75	14	89	General	\$159,954		Daniel Sailer		48303000700	FKA 19088 Supp. Credits													

Estimated Amount Available to Allocate \$1,258,058
Total HTCs Requested \$4,845,188

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes	
Region 4/Urban																																		
22228	Celebration Tyler	NE corner of County Road 164 and Cumber	Tyler	75703	Smith	4	Urban				NC	74	0	74	Elderly	\$1,575,000		Brian Kimes	Jim Markel	48423001905	134	17	4	8	4	0	167		Award	C	C	C		
22014	Reserve at Grande	1223 Grande Boulevard	Tyler	75703	Smith	4	Urban				NC	72	0	72	Elderly	\$1,320,562		Brian McGeady	Justin Gregory	48423002006	138	0	4	8	4	0	154							
22966	Rosewood Senior Villas	2929 Calloway Road	Tyler	75707	Smith	4	Urban				NC	86	6	92	Elderly	\$86,428		Kent Hance		48423001803	FKA 19225 Supp. Credits													
Estimated Amount Available to Allocate \$1,359,858																Total HTCs Requested				\$2,981,990														
Region 5/Rural																																		
22967	The Villas at Pine Grove	2602 S John Redditt Drive	Lufkin	75904	Angelina	5	Rural				NC	60	8	68	Elderly	\$153,500		Rick J. Deyoe		48005000902	FKA 19364 Supp. Credits													
Estimated Amount Available to Allocate \$1,047,791																Total HTCs Requested				\$153,500														
Region 5/Urban																																		
22331	Pinehurst Villas	4066 W Park Ave	Pinehurst	77630	Orange	5	Urban				NC	60	0	60	Elderly	\$1,048,571	X	Vaughn C. Zimmerm.	Jeff Beckler	48361020800	127	17	4	8	4	0	160		Award	C	C	UR		
22329	Abiding Grace	Northeast Quadrant of Cardinal Dr. and Far Beaumont		77705	Jefferson	5	Urban				NC	84	0	84	General	\$1,375,126		Miranda Sprague	Tamea Dula	48245002200	83	17	4	8	4	7	123							
Estimated Amount Available to Allocate \$943,272																Total HTCs Requested				\$2,423,697														
Region 6/Rural																																		
22208	FishPond at Walker	approx. 935 Hwy 190 E	Huntsville	77340	Walker	6	Rural				NC	48	0	48	Elderly	\$900,000		David Fournier	Lisa Vecchietti	48471790103	135	17	4	8	4	0	168		Award	C	C	C		
22116	Amber Ridge Apartments	Woodway Dr. and Hwy 288	Angleton	77515	Brazoria	6	Rural				NC	48	0	48	General	\$853,293		Justin Zimmerman	Melissa Forster	48039662100	133	17	4	8	4	0	166							
Estimated Amount Available to Allocate \$600,000																Total HTCs Requested				\$1,753,293														
Region 6/Urban																																		
22139	Hartwood at Clarblak	4014-4015 Clarblak	Houston	77080	Harris	6	Urban				NC	112	13	125	General	\$2,000,000		Nathan Kelley	Jela Paul	48201522000	139	17	4	8	4	0	172		Award	C	C	C		
22193	Oak Avenue Lofts	810 Oak Avenue	Houston	77018	Harris	6	Urban				NC	81	0	81	General	\$1,975,594		Donna Rickenbacker	James Goodwille	48201530900	139	17	4	8	4	0	172		Award	C	C	C		
22023	Kirkwood Crossing Apartments	12000 Bissonnet Street	Houston	77099	Harris	6	Urban				NC	114	24	138	General	\$2,000,000		Jessica Mullins	Alex Waterbury	48201453601	132	17	4	8	4	7	172		Award	C	C	UR		
22090	Lofts at Hartsook	10426 Hartsook Street	Houston	77034	Harris	6	Urban	X			NC	96	0	96	General	\$2,000,000		Russ Michaels	Matt Higgins	48201321000	138	17	4	8	4	0	171	1	Award	C	C	C		
22091	Oak Lofts Crossing	SWC of S. Kirkwood and Techniplex Drive	Stafford	77477	Fort Bend	6	Urban	X			NC	60	0	60	Elderly	\$1,321,506		JOT Couch	Matt Higgins	48157671800	138	17	4	8	4	0	171	2	Award	C	C	C		
22018	Cole Creek Estates	Approx 6850 Gessner Road	Houston	77040	Harris	6	Urban				NC	102	6	108	General	\$1,914,991		Ryan Hettig	Barry Kahn	48201534203	138	17	4	8	4	0	171	3	Award	C	C	C		
22254	Landmark 301	301 1st St.	Conroe	77301	Montgomery	6	Urban				NC	48	0	48	Elderly	\$1,062,082		Matthew Gillam	Alyssa Carpenter	48339693101	131	17	4	8	4	7	171	4	Award	C	C	UR		
22053	Houston at Ella Boulevard	SEQ Rushcreek Drive and Ella Boulevard	Houston	77067	Harris	6	Urban				NC	115	31	146	General	\$2,000,000		Cody J. Hunt	Sara Reidy	48201550200	131	17	4	8	4	7	171	5						
22244	Fairways at Westwood	9745 Bissonnet Street	Houston	77036	Harris	6	Urban				NC	108	0	108	General	\$2,000,000		Laolu Yemitan	Zach Cavender	48201433600	131	17	4	8	4	7	171	6						
22056	New Hope Housing Hansen	9150 Gulf Freeway	Houston	77017	Harris	6	Urban	X			NC	160	0	160	General	\$2,000,000		Emily Abeln	Ron Lastimoso	48201333202	131	17	4	8	4	7	171	7						
22114	Las Brisas Redevelopment	4500 and 4428 N. Main Street	Houston	77009	Harris	6	Urban	X			NC	107	88	195	General	\$2,000,000		Aaron Campbell	Laura Grace	48201511600	137	17	8	8	0	0	170							
22221	West Fork Place	West side of Kingwood Place Drive, extensi	Houston	77339	Montgomery	6	Urban				NC	112	6	118	Elderly	\$2,000,000		Zachary Cavender	Taylor Pate	48339692300	137	17	4	8	4	0	170							
22185	Casa de Magnolia	7501 Harrisburg Blvd	Houston	77012	Harris	6	Urban				NC	98	30	128	Elderly	\$1,826,269		Gary Lacey	Juana Granados	48201311100	128	17	0	8	4	7	164							
22968	New Hope Housing Savoy	6315 Savoy Drive	Houston	77036	Harris	6	Urban	X			NC	120	0	120	Supp Hsg	\$103,030		Emily Abeln		48201432801	FKA 21707/20075 Supp. Credits													
22969	Canal Lofts	5601 Canal Street	Houston	77011	Harris	6	Urban				NC	100	50	150	General	\$105,000		Nathan Kelley		48201310500	FKA 20011 Supp. Credits													
22970	Heritage Senior Residences	1120 Moy Street	Houston	77007	Harris	6	Urban				NC	94	41	135	Elderly	\$100,612		Carine Yhap		48201510600	FKA 21714/20204 Supp. Credits													
22971	Ella Grand	2077 S Gessner Rd.	Houston	77063	Harris	6	Urban				NC	115	30	145	Elderly	\$225,000		Janine Sisak		48201431101	FKA 21715/20205 Supp. Credits													
22972	900 Winston	900 Winston	Houston	77009	Harris	6	Urban				NC	102	12	114	Elderly	\$105,000		Amay Inamdar		48201511400	FKA 19074 Supp. Credits													
22973	Gala at MacGregor	Approx 102 Carson Ct.	Houston	77004	Harris	6	Urban				NC	75	10	85	Elderly	\$218,964		Amy Dosen		48201312600	FKA 19085 Supp. Credits													
Estimated Amount Available to Allocate \$14,889,161																Total HTCs Requested				\$24,958,048														
Elderly Max \$6,390,428																																		
Region 7/Rural																																		
22224	Serene Falls	approx. 1346 US 281	Marble Falls	78654	Burnet	7	Rural				NC	73	5	78	Elderly	\$900,000	X	Derek DeHay	Mark Mayfield	48053960800	133	17	4	8	4	0	166		Award	C	C	UR		
22325	Washington Park	1500 Farm Street	Bastrop	78602	Bastrop	7	Rural				NC	36	0	36	General	\$900,000		Jacob Mooney	Sarah Andre	48021950400	102	17	4	8	4	0	135							
22974	La Grange Springs	NEC of Hwy 77 and CR 2145	La Grange	78945	Fayette	7	Rural				NC	120	27	147	General	\$79,482		Butch Richardson		48149970200	FKA 20273 Supp. Credits													
Estimated Amount Available to Allocate \$600,000																Total HTCs Requested				\$1,879,482														

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes				
Region 7/Urban																																					
22274	Cady Lofts	NWQ E 39th St and N IH 35	Austin	78751	Travis	7	Urban		X	NC		100	0	100	Supportive H	\$1,647,957		Sally Gaskin	Alyssa Carpenter	48453000302	134	17	4	8	4	7	174		Award	C	C	C					
22000	The Lancaster	5111-5115 Lancaster Court	Austin	78723	Travis	7	Urban		X	NC		60	0	60	Supportive H	\$1,123,728	X	Julia Spann	Conor Kenny	48453002105	133	17	4	8	4	7	173										
22135	Red Oaks	1100 Block of Ranch Road 620 and El Salido	Austin	78750	Williamson	7	Urban			NC		70	0	70	General	\$1,600,000		Matthew Rieger	Valentin DeLeon	48491020404	138	17	4	8	4	0	171										
22007	Anderson Creek	Approx. 1701 East Anderson Lane	Austin	78752	Travis	7	Urban			NC		89	0	89	General	\$1,878,093		Christopher Shear	Ana Padilla	48453001811	131	17	4	8	4	7	171										
22975	Arbor Park	6306 McNeil Drive	Austin	78729	Travis	7	Urban			NC		120	27	147	Elderly	\$225,000		Janine Sisak		48453001785	FKA 21713/20192 Supp. Credits																
21063	Parker Apartments	2105 Parker Lane	Austin	78741	Travis	7	Urban		X	NC		135	0	135	General	\$1,500,000		Walter Moreau		48453002315	2022 Fwd. Commitment																
Estimated Amount Available to Allocate \$4,222,590																Total HTCs Requested										\$7,974,778											
Elderly Max \$1,610,918																																					
Region 8/Rural																																					
22976	Franklin Trails	S side of W. Decherd St., W of Hearne St.	Franklin	77859	Robertson	8	Rural			NC		38	0	38	Elderly	\$40,550		Michael Fogel		48395960300	FKA 19238 Supp. Credits																
Estimated Amount Available to Allocate \$677,143																Total HTCs Requested										\$40,550											
Region 8/Urban																																					
22038	Avanti Legacy Parkway	SWC of N. WS Young Dr and Atkinson Ave	Killeen	76541	Bell	8	Urban			NC		100	8	108	Elderly	\$2,000,000		Enrique Flores	Michael Tamez	48027022200	132	17	4	8	4	7	172	1	Award	C	C	UR					
22037	Avanti Legacy North Oaks	1001 & 1003 Medical Drive	Killeen	76543	Bell	8	Urban			NC		66	0	66	Elderly	\$1,585,443		Enrique Flores	Michael Tamez	48027022101	139	17	4	8	4	0	172	2									
22287	Hueco Residences	Approx. 2600 Lake Shore Drive	Waco	76708	McLennan	8	Urban			NC		75	13	88	General	\$1,739,000		Tim Lang	Cliff Snyder	48309003000	139	17	4	8	4	0	172	3									
22087	Ridge Lofts at Skylark	W of Dogwood Blvd and S of Beechwood Ln	Killeen	76543	Bell	8	Urban			NC		93	4	97	Elderly	\$1,900,000		Jervon Harris	Matt Higgins	48027022300	132	17	4	8	4	7	172	3									
22057	Waco South New Road	3200 South New Road	Waco	76706	McLennan	8	Urban			NC		106	28	134	General	\$1,918,194		Cody J. Hunt	Sara Reidy	48309002100	138	17	4	8	4	0	171										
22082	East Avenue Crossing	3318 East Rancier Avenue	Killeen	76543	Bell	8	Urban			NC		96	0	96	General	\$2,000,000		Jervon Harris	Matt Higgins	48027022200	132	17	4	0	4	7	164										
Estimated Amount Available to Allocate \$2,364,142																Total HTCs Requested										\$11,142,637											
Region 9/Rural																																					
22159	Riverview Manor	1600 Junction Highway	Kerrville	78028	Kerr	9	Rural			NC		36	0	36	Elderly	\$900,000		Stacy Hastie	Theresa Frerker	48265960200	115	17	4	8	4	0	148		Award	C	C	UR					
22977	Residence at Ridgehill	160-170 Lehmann Dr	Kerrville	78020	Kerr	9	Rural			NC		43	17	60	Elderly	\$62,809		April Engstrom		48265960402	FKA 20186 Supp. Credits																
Estimated Amount Available to Allocate \$600,000																Total HTCs Requested										\$962,809											
Region 9/Urban																																					
22195	Vista at Silver Oaks	SWC of Silver Oaks and Brazil Dr and SEC of San Antonio	San Antonio	78213	Bexar	9	Urban			NC		76	0	76	General	\$2,000,000		Dan Wilson	Carine Yhap	48029191409	132	17	4	8	4	7	172	1	Award	C	C	C					
22008	Cloudhaven Apartments	127 Rainbow Drive	San Antonio	78209	Bexar	9	Urban		X	NC		65	0	65	General	\$2,000,000		Jason Arechiga	Max Whipple	48029120600	139	17	4	8	4	0	172	2	Award	C	C	UR					
22063	Vista at Thousand Oaks	NWQ of Thousand Oaks Dr. and El Sendero	San Antonio	78233	Bexar	9	Urban			NC		78	0	78	Elderly	\$1,885,000		Dan Wilson	Carine Yhap	48029121206	132	17	4	8	4	7	172	3	Award	C	C	UR					
22066	Vista at Hendersson Pass	SEC of Hendersson Pass and Turkey Point St	San Antonio	78232	Bexar	9	Urban			NC		76	0	76	General	\$1,882,000		Dan Wilson	Carine Yhap	48029121117	139	17	4	8	4	0	172	4									
22075	Quarry Park Village	4611 Thousand Oaks Drive	San Antonio	78233	Bexar County	9	Urban			NC		96	0	96	Elderly	\$2,000,000		Jervon Harris	Matt Higgins	48029121206	132	17	4	8	4	7	172										
22048	Live Oak 35	999 North IH35	Live Oak	78233	Bexar	9	Urban			NC		109	32	141	General	\$1,990,271		Tom Huth	Sara Reidy	48029121802	138	17	4	8	4	0	171										
22200	Village at Boyer	1510 Hoefgen Ave	San Antonio	78210	Bexar	9	Urban		X	NC		86	0	86	General	\$1,738,514		Brad McMurray	Cindy Marquez	48029140200	131	17	8	8	0	7	171										
22043	Avanti Silver Heights	NWQ of Silver Oaks Dr. & West Ave.	San Antonio	78213	Bexar	9	Urban			NC		86	4	90	General	\$2,000,000		Judith Flores	Toby Williams	48029191409	139	17	4	0	4	0	164										
Estimated Amount Available to Allocate \$5,501,929																Total HTCs Requested										\$15,495,785											
Elderly Max \$2,500,627																																					
Region 10/Rural																																					
22211	MillPond at Robstown	approx. NW intersection of US-77 & CR 44	Robstown	78380	Nueces	10	Rural			NC		66	6	72	General	\$942,729	X	David Fournier	Lisa Vecchietti	48355005802	134	17	4	8	4	0	167		Award	C	C	UR					
22320	Lavaca Bay Apartments	SW Corner of Tiney Browning Blvd. and Bro Port Lavaca	Rockport	77979	Calhoun	10	Rural			NC		48	0	48	General	\$942,729	X	Vaughn C. Zimmer	Jeff Beckler	48057000100	133	17	4	8	4	0	166										
22978	Gulf Shore Villas	1400 FM 3036	Rockport	78382	Aransas	10	Rural			NC		48	8	56		\$40,000		Rick J. Deyoe		48007950300	FKA 20054 Supp. Credits																
Estimated Amount Available to Allocate \$645,882																Total HTCs Requested										\$1,925,458											
Region 10/Urban																																					
22212	FishPond at Victoria	2513 N Navarro St.	Victoria	77901	Victoria	10	Urban			NC		75	0	75	Elderly	\$1,157,271		David Fournier	Lisa Vecchietti	48469000601	138	17	4	8	4	0	171		Award	C	C	C					
22249	Weber Lofts	SWB of Weber Rd and Capitol Dr	Corpus Christi	78413	Nueces	10	Urban			NC		58	0	58	General	\$1,252,405		Jose Gonzalez	Jennifer Gonzalez	48355002304	137	17	4	8	4	0	170										
Estimated Amount Available to Allocate \$1,280,290																Total HTCs Requested										\$2,409,676											
Region 11/Rural																																					
22204	Rio Manor Apartments	600 W. Cantu Road	Del Rio	78840	Val Verde	11	Rural		X	Recon		60	0	60	General	\$1,450,000	X	Bradford McMurray	Cindy Marquez	48465950301	123	17	0	8	4	7	159		Award	C	C	UR					
22979	Avanti Valley View	1000 N. Jackson Rd	Hidalgo	78557	Hidalgo	11	Rural			NC		68	12	80	General	\$63,325		Enrique Flores		48215021305	FKA 20181 Supp. Credits																
Estimated Amount Available to Allocate \$995,293																Total HTCs Requested										\$1,513,325											

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes		
Region 11/Urban																																			
22054	Hillside Crossing	1019 Hillside Rd	Laredo	78041	Webb	11	Urban				NC	120	0	120	General	\$2,000,000		Doak Brown	Kathryn Saar	48479001706	139	17	4	8	4	0	172	1	Award	C	C	UR			
22039	Avanti Legacy Rosewood	SWQ of International Blvd. & Springfield Av	Laredo	78045	Webb	11	Urban				NC	96	3	99	Elderly	\$2,000,000		Enrique Flores, IV	Michael Tamez	48479001720	139	17	4	8	4	0	172	2	Award	C	C	UR			
22227	Lalita Senior Living	NEQ of Minnesota Ave and Southmost Blvd	Brownsville	78521	Cameron	11	Urban				NC	86	16	102	Elderly	\$1,500,000		Manish Verma	Janice Degollado	48061013305	139	17	4	8	4	0	172	3	Award	C	C	UR			
22112	Calle del Norte Apartments, LLC	210 Calle del Norte	Laredo	78041	Webb	11	Urban				NC	55	0	55	General	\$1,157,440		Vaughn Zimmerman	Jeff Beckler	48479001718	138	17	4	8	4	0	171								
22028	San Dario Lofts	SEQ San Dario Avenue and International Bo	Laredo	78045	Webb	11	Urban				NC	100	0	100	Elderly	\$1,820,200		Jacob Mooney	Rebecca Broadbe	48479001720	139	17	4	0	4	0	164								
22186	Amador Lofts	NEC of Springfield Avenue and Amador Sali	Laredo	78045	Webb	11	Urban				NC	103	0	103	Elderly	\$1,816,004		Steve Lollis	Ryan Lollis	48479001720	139	17	4	0	4	0	164								
22980	Avanti Legacy at Emerald Point	3300 N K Center	McAllen	78501	Hidalgo	11	Urban				NC	84	6	90	Elderly	\$74,990		Henry Flores		48215020904	FKA 19330 Supp. Credits														
22981	Avanti at Emerald Point	3301 N Jackson Rd	McAllen	78501	Hidalgo	11	Urban				NC	65	7	72	General	\$74,990		Henry Flores		48215020904	FKA 19331 Supp. Credits														
Estimated Amount Available to Allocate \$5,962,082												Total HTCs Requested				\$10,443,624																			
Region 12/Rural																																			
22288	Butler Park Apartments	1325 NW County Road	Andrews	79714	Andrews	12	Rural				NC	42	6	48	General	\$866,092		Justin Zimmerman	Melissa Forster	48003950100	132	17	4	8	4	0	165		Award	C	C	C			
22034	Sagebrush Apartments	218 Lynn Gavit	Brady	76825	McCulloch	12	Rural				AcR	60	0	60	General	\$599,999		Mark Mayfield	Victoria W. Spicer	48307950300	117	17	0	8	4	6	152								
22982	Heritage Heights at Big Spring	120 Airbase Rd	Big Spring	79720	Howard	12	Rural				NC	66	0	66	Elderly	\$63,000		Adrian Iglesias		48227950802	FKA 19202 Supp. Credits														
Estimated Amount Available to Allocate \$600,000												Total HTCs Requested				\$1,529,091																			
Region 12/Urban																																			
21317	San Angelo Terrace	W side of Appaloosa Trail, S of Hwy 67	San Angelo	76904	Tom Green	12	Urban				NC	58	14	72	General	\$1,328,167		Michael Fogel		48451001707	2022 Fwd. Commitment														
Estimated Amount Available to Allocate \$2,150,442												Total HTCs Requested				\$1,328,167																			
Region 13/Rural																																			
22198	Kinship Community (aka Clint Comm E. Side of Alameda Ave at Alamito Creek Av	Clint	79836	El Paso	13	Rural				X	NC	44	0	44	General	\$900,000		Satish Bhaskar	Alyssa Carpenter	48141010501	123	8.5	4	4	0	0	139.5		Award	C	C	UR			
22983	Inkwood Estates	107 S. San Elizario Rd	Clint	79836	El Paso	13	Rural				NC	40	0	40	General	\$51,750		Roy Lopez		48141010404	FKA 20268 Supp. Credits														
Estimated Amount Available to Allocate \$600,000												Total HTCs Requested				\$951,750																			
Region 13/Urban																																			
22191	Fiesta Palms	1080 Horizon Blvd.	Socorro	79927	El Paso	13	Urban				NC	60	20	80	General	\$1,100,000		R.L. Bowling, IV	Demetrio Jimene:	48141010347	120	17	4	8	4	0	153		Award	C	C	C			
22124	Sunset Vista Seniors	1333 Pullman Drive	El Paso	79936	El Paso	13	Urban				NC	40	4	44	Elderly	\$934,000		Roy Lopez	Ike Monty	48141010338	110	0	4	8	4	0	126		Award	C	C	C			
22140	Ridgestone Seniors	11040 Montana Avenue	El Paso	79936	El Paso	13	Urban				NC	30	3	33	Elderly	\$730,250		Roy Lopez	Ike Monty	48141010311	105	0	4	8	4	0	121								
22123	Villas at Augusta	SWC of Augusta Drive and N. Zaragosa Roa	El Paso	79938	El Paso	13	Urban				NC	60	0	60	General	\$1,415,500		Roy Lopez	Ike Monty	48141010341	104	0	4	8	4	0	120								
22147	Nevarez Palms II	220 N. Nevarez Rd.	Socorro	79927	El Paso	13	Urban				NC	28	20	48	General	\$537,000		R.L. Bowling, IV	Demetrio Jimene:	48141004002	85	17	4	8	4	0	118								
22984	Nuestra Senora	415 Montana Avenue	El Paso	79902	El Paso	13	Urban			X	NC	80	0	80	General	\$184,917		Tom Deloye		48141001600	FKA 21712/20190 Supp. Credits														
22985	Artcraft Palms	6137 Will Jordan Place	El Paso	79932	El Paso	13	Urban				NC	100	24	124	General	\$184,916		Bobby Bowling, IV		48141010219	FKA 20297 Supp. Credits														
Estimated Amount Available to Allocate \$2,286,933												Total HTCs Requested				\$5,086,583																			
TOTAL ESTIMATED AMOUNT AVAILABLE:		\$79,898,566										TOTAL AMOUNT REQUESTED:				\$155,569,745																			

	Tenant Population	Score	10 TAC §11.7(1) (Part 1)	10 TAC §11.7(1) (Part 2)	10 TAC §11.7(2)	Distance Data
Region 1 Urban						
22153	Estacado Estates	Elderly	172	Y	1743 N/A	N/A
22160	Frontage Estates	Elderly	172	Y	3207 N/A	N/A
Region 3 Urban						
22251	Gala at Ridgmar	Elderly	171	Y	351	
22234	Westview Heights at Denton	General	171	Y	364	20,456.59 ft. Palladium Denton
22199	Torrington Fallmeadow	General	171	Y	364	8,726 ft. Palladium Denton
22175	Patriot Pointe at Markville	General	171	Y	871	
22059	McKinney Virginia Parkway	General	171	Y	888	
22263	The Legacy in Denton Apartments	General	171	Y	1036	
22015	Rodeo Lofts	General	171	Y	1919	
22306	Sherry Apartments (aka Sherry Pointe)	General	171	N		
Region 6 Urban						
22090	Lofts at Hartsook	General	171	Y	620	
22091	Oak Lofts Crossing	Elderly	171	Y	1981	
22018	Cole Creek Estates	General	171	Y	4028	
22254	Landmark 301	Elderly	171	N		6.5 mi. Providence Kuykendahl Court
22053	Houston at Ella Boulevard	General	171	N		2,226 ft Oasis on Ella
22244	Fairways at Westwood	General	171	N		1,418 ft Premier on Woodfair
22056	New Hope Housing Hansen	General	171	N		973 ft Vista Bonita
Region 8 Urban						
22038	Avanti Legacy Parkview	Elderly	172	Y	759	
22037	Avanti Legacy North Oaks	Elderly	172	Y	831	
22287	Hueco Residences	General	172	N		See Footnote 1
22087	Ridge Lofts at Skylark	Elderly	172	N		See Footnote 1
Region 9 Urban						
22195	Vista at Silver Oaks	General	172	Y	96	
22008	Cloudhaven Apartments	General	172	Y	322	
22063	Vista at Thousand Oaks	Elderly	172	Y	888	
22066	Vista at Henderson Pass	General	172	Y	1444	
Region 11 Urban						
22054	Hillside Crossing	General	172	Y	1102	
22039	Avanti Legacy Rosewood	Elderly	172	Y	2331	
22227	Lalita Senior Living	Elderly	172	Y	2572	
22112	Calle del Norte Apartments, LLC	General	171	Y	3584	See Footnote 2

1. The tie between 22287 and 22087 has not been resolved by staff, as its resolution is not necessary at this time.
2. 22112 will only be part of this tie if the scoring appeal presented at this meeting is granted.

Report 3

Continuum of Care Commitments



**Texas Department of Housing / Community Affairs
2022 Competitive (9%) Housing Tax Credit (HTC) Program
Continuum of Care Commitments**

Version Date: July 22, 2022

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hg. = SH)	Census Tract(s)
22002	Thomas Square Apartments	551 SW Thomas Street	Burleson	76028	Johnson	3	Urban	AcR	39	1	40	Elderly	48251130204
22008	Cloudhaven Apartments	127 Rainbow Drive	San Antonio	78209	Bexar	9	Urban	NC	65	0	65	General	48029120600
22018	Cole Creek Estates	Approx 6850 Gessner Road	Houston	77040	Harris	6	Urban	NC	102	6	108	General	48201534203
22019	East Texas Apartments	757 Francis Loop	Garrison	75946	Nacogdoches	5	Rural	AcR	31	1	32	General	48347950100
22023	Kirkwood Crossing Apartments	12000 Bissonnet Street	Houston	77099	Harris	6	Urban	NC	114	24	138	General	48201453601
22025	Wichita Falls Lofts	3014 Seymour Road	Wichita Falls	76309	Wichita	2	Urban	NC	43	3	46	General	48485010900
22038	Avanti Legacy Parkway	SWC of N. WS Young Dr and Atkinson Killen		76541	Bell	8	Urban	NC	100	8	108	Elderly	48027022200
22039	Avanti Legacy Rosewood	SWQ of International Blvd. & Springfi Laredo		78045	Webb	11	Urban	NC	96	3	99	Elderly	48479001720
22054	Hillside Crossing	1019 Hillside Rd	Laredo	78041	Webb	11	Urban	NC	120	0	120	General	48479001706
22060	Evening Star	11800 S. Glen Drive	Houston	77099	Harris	6	Urban	AcR	61	1	62	Elderly	48201453403
22078	Cobblestone Court	2101 Davis Lane	Austin	78745	Travis	7	Urban	AcR	68	1	69	Elderly	48453001747
22090	Lofts at Hartsook	10426 Hartsook Street	Houston	77034	Harris	6	Urban	NC	96	0	96	General	48201321000
22091	Oak Lofts Crossing	SWC of S. Kirkwood and Techniplex D Stafford		77477	Fort Bend	6	Urban	NC	60	0	60	Elderly	48357671800
22094	Tejas Cove Apartments	1900 Palm Village Blvd	Bay City	77414	Matagorda	6	Urban	AcR	60	1	61	Elderly	48121730302
22100	Oak Bluff Village	1513 Montezuma St	Columbus	78934	Colorado	6	Rural	AcR	38	1	39	Elderly	48089750500
22106	Mariposa Apartment Homes at Plano	7+/- Acres at the Northwest Corner o Plano		75093	Collin	3	Urban	NC	125	75	200	Elderly	48085031649
22110	Cypress Creek Apartment Homes at P3.499 +/- Acres Near the NWC of Spri Dallas			75254	Dallas	3	Urban	NC	116	52	168	General	48113013624
22120	Pecan Grove Apartments	905 Pecan Lane	Winona	75792	Smith	4	Rural	AcR	20	0	20	General	48423001500
22121	Ozona Seniors Apartments	1304 Old Hwy 290	Ozona	76943	Crockett	12	Rural	AcR	23	1	24	Elderly	48105950100
22139	Hartwood at Clarblak	4014-4015 Clarblak	Houston	77080	Harris	6	Urban	NC	112	13	125	General	48201522000
22141	Twin Oak Village Apartments	1407 W Main St	Academy	76554	Bell	8	Rural	AcR	32	0	32	General	482017201400
22153	Estacado Estates	Northwest corner of SW 58th Ave & Amarillo		79110	Randall	1	Urban	NC	46	0	46	Elderly	48381020800
22159	Riverview Manor	1600 Junction Highway	Kerrville	78028	Kerr	9	Rural	NC	36	0	36	Elderly	48265960200
22172	Legacy Trails of Plainview	~1201 Andy Taylor Rd	Plainview	79072	Hale	1	Rural	NC	40	0	40	Elderly	48189950600
22193	Oak Avenue Lofts	810 Oak Avenue	Houston	77018	Harris	6	Urban	NC	81	0	81	General	48201530900
22195	Vista at Silver Oaks	SWC of Silver Oaks and Brazil Dr and San Antonio		78213	Bexar	9	Urban	NC	76	0	76	General	48029191409
22198	Kinship Community (aka Clint Comm	E. Side of Alameda Ave at Alamito Cr Clint		79836	El Paso	13	Rural	NC	44	0	44	General	48141010501
22204	Rio Manor Apartments	600 W. Cantu Road	Del Rio	78840	Val Verde	11	Rural	Recon	60	0	60	General	48465950301
22208	FishPond at Walker	approx. 935 Hwy 190 E	Huntsville	77340	Walker	6	Rural	NC	48	0	48	Elderly	48471790103
22211	MillPond at Robstown	approx. NW intersection of US-77 & (Robstown		78380	Nueces	10	Rural	NC	66	6	72	General	48355005802
22212	FishPond at Victoria	2513 N Navarro St.	Victoria	77901	Victoria	10	Urban	NC	75	0	75	Elderly	48469000601
22218	Heritage Estates at Edmonds	1727 S. Edmonds Ln.	Lewisville	75067	Denton	3	Urban	NC	48	0	48	Elderly	48121021740
22219	Celebration Paris	4415 Lamar Ave.	Paris	75462	Lamar	4	Rural	NC	76	0	76	Elderly	48277000402
22220	Burkburnett Royal Gardens	~350 DW Taylor (South of 109 W Wil Burkburnett		76354	Wichita	2	Rural	NC	68	12	80	General	48485013501
22223	Harmony Oaks Villas	204 Schertz Parkway	Schertz	78154	Guadalupe	9	Urban	Recon	71	1	72	General	48187210705
22224	Serene Falls	approx. 1346 US 281	Marble Falls	78654	Burnet	7	Rural	NC	73	5	78	Elderly	48053960800
22227	Lalita Senior Living	NEQ of Minnesota Ave and Southmo: Brownsville		78521	Cameron	11	Urban	NC	86	16	102	Elderly	48061013305
22228	Celebration Tyler	NE corner of County Road 164 and Ci Tyler		75703	Smith	4	Urban	NC	74	0	74	Elderly	48423001905
22231	Woodcrest Apartments	2550 W 8th Street	Odessa	79763	Ector	12	Urban	Recon	80	0	80	General	48135001100
22234	Westview Heights at Denton	NWC IH 35 and FM 1173	Denton	76207	Denton	3	Urban	NC	110	22	132	General	48121020401
22250	Juniper Apartments	Approx. 6512 Jupiter Rd	Plano	75074	Collin	3	Urban	NC	64	16	80	General	48085031409
22254	Landmark 301	301 1st St.	Conroe	77301	Montgomery	6	Urban	NC	48	0	48	Elderly	48339693101
22257	The Reserves at Magnolia	NWQ Willowwood St and Bernard St Denton		76205	Denton	3	Urban	NC	54	6	60	General	48121021000
22063	Vista at Thousand Oaks	NWQ of Thousand Oaks Dr. and El Se San Antonio		78233	Bexar	9	Urban	NC	78	0	78	Elderly	48029121206
22269	Retirement Living for Seniors	W Lingleville Road	Stephenville	76401	Erath	3	Rural	NC	42	6	48	Elderly	48143950202
22270	The Ridge Apartments	901 Forest Hollow	Livingston	77351	Polk	5	Rural	Rehab	50	0	50	General	48373201500
22273	Coral Hills	6363 Beverly Hill St.	Houston	77057	Harris	6	Urban	AcR	172	0	172	General	48201432701
22274	Cady Lofts	NWQ E 39th St and N IH 35	Austin	78751	Travis	7	Urban	NC	100	0	100	Supportive Hou.	48453000302
22278	Lydle Ridge	SEC W Arkansas Ln and Little Rd	Arlington	76016	Tarrant	3	Urban	NC	52	7	59	Elderly	48439111529
22285	Jaipur Lofts	Lots around Annex Avenue and Cabel Dallas		75204	Dallas	3	Urban	NC	71	0	71	General	48113000800
22288	Butler Park Apartments	1325 NW County Road	Andrews	79714	Andrews	12	Rural	NC	42	6	48	General	48003950100
22297	Lapiz Flats	NEC IH 30 and Duncan Perry Rd	Grand Prairie	75050	Tarrant	3	Urban	NC	63	6	69	Elderly	48439113001
22311	Saw Grass Apartments	7075 Lamar Rd	Reno	75462	Lamar	4	Rural	AcR	24	0	24	General	48277000402
22312	Azalea Trails	1300 Courtland Rd	Atlanta	75551	Cass	4	Rural	AcR	72	0	72	General	48067950400
22313	Pinewood Valley Apartments	330 W Avenue A	Belton	76513	Bell	8	Urban	AcR	32	0	32	Elderly	48027021601
22315	Fox Run Apartments I and II	200 Tom Brown Parkway/125 Elders	Hallsville/Tatum	75650/7569	Harrison/Rusk	4	Rural	AcR/SS	56	0	56	Elderly	48203020605, 48401950100
22316	Dogwood Trails Apartments I and II	504 San Antonio St./402 Nutt Dr.	Marlin/Valley Mill	76661/7668	Falls/Bosque	8	Rural	AcR/SS	41	0	41	General	48145000400, 48035950700
22331	Pinehurst Villas	4066 W Park Ave	Pinehurst	77630	Orange	5	Urban	NC	60	0	60	Elderly	48361020800

Report 4

Ceiling Accounting Summary

2022 STATE OF TEXAS, COMPETITIVE HOUSING TAX CREDIT CEILING ACCOUNTING SUMMARY

July 22, 2022

2022 COMPETITIVE (9%) HOUSING TAX CREDIT FUNDING ALLOCATION

REQUEST LIMITS

ELDERLY FUNDING LIMITS

Region	Geographic Area	Initial Sub-Region Amount	2022 Calendar Year Returns	Sub-Region Amount after Returns	Amount needed to reach \$600,000	Amount over \$600,000 that can be reallocated	Proportion of amount available to be reallocated	Amount to be Reallocated	Final Funding Amount	Allocation %
Urban	1 Lubbock	\$ 1,275,605.65		\$ 1,275,606	\$ -	\$ 675,606	1.25%	\$ (17,548)	\$ 1,258,058	1.60%
	2 Abilene	\$ 611,503.69		\$ 611,504	\$ -	\$ 11,504	0.02%	\$ (299)	\$ 611,205	0.78%
	3 Dallas/Fort Worth	\$ 15,984,128.48	\$ 35,418	\$ 16,019,546	\$ -	\$ 15,419,546	28.60%	\$ (400,501)	\$ 15,619,045	19.90%
	4 Tyler	\$ 1,380,120.74		\$ 1,380,121	\$ -	\$ 780,121	1.45%	\$ (20,263)	\$ 1,359,858	1.73%
	5 Beaumont	\$ 952,425.71		\$ 952,426	\$ -	\$ 352,426	0.65%	\$ (9,154)	\$ 943,272	1.20%
	6 Houston	\$ 15,270,198.64		\$ 15,270,199	\$ -	\$ 14,670,199	27.21%	\$ (381,038)	\$ 14,889,161	18.97%
	7 Austin/Round Rock	\$ 4,308,135.86	\$ 11,055	\$ 4,319,191	\$ -	\$ 3,719,191	6.90%	\$ (96,601)	\$ 4,222,590	5.38%
	8 Waco	\$ 2,411,185.10		\$ 2,411,185	\$ -	\$ 1,811,185	3.36%	\$ (47,043)	\$ 2,364,142	3.01%
	9 San Antonio	\$ 5,581,505.18	\$ 51,140	\$ 5,632,645	\$ -	\$ 5,032,645	9.33%	\$ (130,716)	\$ 5,501,929	7.01%
	10 Corpus Christi	\$ 1,298,430.59		\$ 1,298,431	\$ -	\$ 698,431	1.30%	\$ (18,141)	\$ 1,280,290	1.63%
	11 Brownsville/Harlingen	\$ 6,105,067.95		\$ 6,105,068	\$ -	\$ 5,505,068	10.21%	\$ (142,986)	\$ 5,962,082	7.60%
	12 San Angelo	\$ 890,294.52	\$ 1,301,492	\$ 2,191,787	\$ -	\$ 1,591,787	2.95%	\$ (41,344)	\$ 2,150,442	2.74%
	13 El Paso	\$ 2,331,917.28		\$ 2,331,917	\$ -	\$ 1,731,917	3.21%	\$ (44,984)	\$ 2,286,933	2.91%

Max Funding Request/Award Limits	Elderly Percentage	Maximum Elderly Funding Limit
\$ 1,832,826	N/A	N/A
\$ 900,000	N/A	N/A
\$ 2,000,000	41.59%	\$ 6,495,961.00
\$ 1,980,844	N/A	N/A
\$ 1,375,131	N/A	N/A
\$ 2,000,000	42.92%	\$ 6,390,428
\$ 2,000,000	38.15%	\$ 1,610,918
\$ 2,000,000	N/A	N/A
\$ 2,000,000	45.45%	\$ 2,500,627
\$ 1,865,152	N/A	N/A
\$ 2,000,000	N/A	N/A
\$ 1,287,139	N/A	N/A
\$ 2,000,000	N/A	N/A

Rural	1 Lubbock	\$ 706,365		\$ 706,365	\$ -	\$ 106,365	0.20%	\$ (2,763)	\$ 703,602	0.90%
	2 Abilene	\$ 485,125		\$ 485,125	\$ 114,875	\$ -	0.00%	\$ 114,875	\$ 600,000	0.76%
	3 Dallas/Fort Worth	\$ 560,224		\$ 560,224	\$ 39,776	\$ -	0.00%	\$ 39,776	\$ 600,000	0.76%
	4 Tyler	\$ 1,420,363		\$ 1,420,363	\$ -	\$ 820,363	1.52%	\$ (21,308)	\$ 1,399,055	1.78%
	5 Beaumont	\$ 1,059,732		\$ 1,059,732	\$ -	\$ 459,732	0.85%	\$ (11,941)	\$ 1,047,791	1.33%
	6 Houston	\$ 523,833		\$ 523,833	\$ 76,167	\$ -	0.00%	\$ 76,167	\$ 600,000	0.76%
	7 Austin/Round Rock	\$ 263,741		\$ 263,741	\$ 336,259	\$ -	0.00%	\$ 336,259	\$ 600,000	0.76%
	8 Waco	\$ 679,200		\$ 679,200	\$ -	\$ 79,200	0.15%	\$ (2,057)	\$ 677,143	0.86%
	9 San Antonio	\$ 514,643		\$ 514,643	\$ 85,357	\$ -	0.00%	\$ 85,357	\$ 600,000	0.76%
	10 Corpus Christi	\$ 647,105		\$ 647,105	\$ -	\$ 47,105	0.09%	\$ (1,223)	\$ 645,882	0.82%
	11 Brownsville/Harlingen	\$ 1,005,834		\$ 1,005,834	\$ -	\$ 405,834	0.75%	\$ (10,541)	\$ 995,293	1.27%
	12 San Angelo	\$ 394,687		\$ 394,687	\$ 205,313	\$ -	0.00%	\$ 205,313	\$ 600,000	0.76%
	13 El Paso	\$ 57,297		\$ 57,297	\$ 542,703	\$ -	0.00%	\$ 542,703	\$ 600,000	0.76%

\$ 1,026,653
\$ 900,000
\$ 900,000
\$ 2,000,000
\$ 1,527,100
\$ 900,000
\$ 900,000
\$ 988,182
\$ 900,000
\$ 942,729
\$ 1,450,769
\$ 900,000
\$ 900,000

Urban Totals	\$ 58,400,519	\$ 1,399,105	\$ 59,799,624	\$ -	\$ 51,999,624		\$ (1,350,617)	\$ 58,449,007	73.15%
Rural Totals	\$ 8,318,149	\$ -	\$ 8,318,149	\$ 1,400,450	\$ 1,918,599		\$ 1,350,617	\$ 9,668,766	12.10%

Regional Totals	\$ 66,718,668	\$ 1,399,105	\$ 68,117,773	\$ 1,400,450	\$ 53,918,223			\$ 68,117,773	85.26%
At-Risk Totals	\$ 11,773,883	\$ 1,915	\$ 11,775,798					\$ 11,780,793	14.74%
USDA (From At-Risk)	\$ 3,924,628	\$ 4,995	\$ 3,929,623					\$ 3,929,623	5.01%
Grand Totals	\$ 78,492,551	\$ 1,406,015	\$ 79,898,566					\$ 79,898,566	100.00%

NOTES:

This table reflects the allocation of the estimated Competitive Housing Tax Credit ceiling that the Department expects to have available for allocation during the 2022 cycle. The ceiling reflects a cap rate of \$2.60 (IRS Rev. Proc. 2021-45) multiplied by the 2022 population figure of 29,527,941 (IRS Notice 2022-12), plus carried-over 2021 credits of \$1,719,904. Credits returned this calendar year and available to be reallocated are reflected in the "2022 Calendar Year Returns" column of the chart. The column labeled "Final Funding Amount" is the column an Applicant can reference to determine the amount of credit allocation that is estimated to be available in each subregion for the 2022 cycle.

The column labeled "Max Funding Request/Award Limits" reflects the maximum request limits for each State sub-region in accordance with 10 TAC §11.4(b). An Applicant cannot request or be awarded more than the amounts reflected in the column, which were established based on estimates as of December 1, 2021. These request/award limits are fixed and will not change even if the regional funding amounts change based on future updates. The Maximum Elderly Percentage and Funding Limits are based on 2022 HISTA demographic data. In the later part of the year the IRS may release figures for the National Pool. National Pool is received subsequent to July awards and goes directly to Statewide Collapse. A revised document will be posted with each update.

Amount Based Purely on RAF		Annual Allocation
2022 Rate Per IRS		\$ 2.60
2022 Pop. Released		\$ 29,527,941
State Credit Ceiling Based on Population		\$ 76,772,647

Additional or Less Credits to Distribute with Regional Allocation Formula, Not Specific Region/ Pot (National Pool, Returned Credits, etc.)

Type	Credit Amount
National Pool (2022)	
Returned Credits to Regions/Set-Asides (in 2022)	\$ 1,406,015
Credits Carried Forward from 2021 (8610)	\$ 1,719,904
State Ceiling (population+carryover)	\$ 78,492,551
Total State Credit Ceiling for 2022	\$ 79,898,566
At-Risk Set-Aside	\$ 11,773,883
USDA Set-Aside	\$ 3,924,628
Rural Set-Aside	\$ 15,698,510.12
10% Non-Profit Set Aside	\$ 7,849,255
Regional Allocation	\$ 66,718,668

Please note that the amounts listed above for the At-Risk, USDA, and Rural Set-Asides are calculated prior to the addition of any credit returns, or additional credits received from the national pool. The required minimums listed above will necessarily increase as those additional credits are calculated into the ceiling.

AWARDS SUMMARY BY SUB-REGION

	Initial Funding	(over)/under	Rank	Rural Collaspe	(over)/under		SW Collapse	(over)/under
1	\$ 1,072,954.00	14.71%	9		14.71%	12	\$ -	14.71%
2	\$ 99,640.00	83.70%	3		83.70%	5	\$ 900,000.00	-63.55%
3	\$ 14,742,561.13	5.61%	12		5.61%	15	\$ -	5.61%
4	\$ 86,428.49	93.64%	2		93.64%	3	\$ 1,575,000.00	-22.18%
5	\$ -	100.00%	1		100.00%	1	\$ 1,048,571.00	-11.16%
6	\$ 13,131,778.77	11.80%	10		11.80%	13	\$ -	11.80%
7	\$ 3,372,957.00	20.12%	7		20.12%	10	\$ -	20.12%
8	\$ 2,000,000.00	15.40%	8		15.40%	11	\$ -	15.40%
9	\$ 4,000,000.00	27.30%	6		27.30%	9	\$ 1,885,000.00	-6.96%
10	\$ 1,157,271.00	9.61%	11		9.61%	14	\$ -	9.61%
11	\$ 5,649,980.00	5.23%	13		5.23%	16	\$ -	5.23%
12	\$ 1,328,167.00	38.24%	4		38.24%	7	\$ -	38.24%
13	\$ 1,469,833.00	35.73%	5		35.73%	8	\$ 934,000.00	-5.11%

1	\$ 49,230.00	93.00%	5	\$ 763,000.00	-15.44%	18	\$ -	-15.44%
2	\$ 44,369.00	92.61%	6	\$ 900,000.00	-57.39%	23	\$ -	-57.39%
3	\$ 126,104.00	78.98%	13	\$ -	78.98%	6	\$ 900,000.00	-71.02%
4	\$ 222,964.00	84.06%	12	\$ 1,358,557.00	-13.04%	17	\$ -	-13.04%
5	\$ 153,500.00	85.35%	11	\$ -	85.35%	4	\$ -	85.35%
6	\$ -	100.00%	1	\$ 900,000.00	-50.00%	19	\$ -	-50.00%
7	\$ 79,482.00	86.75%	10	\$ 900,000.00	-63.25%	26	\$ -	-63.25%
8	\$ 40,550.00	94.01%	2	\$ -	94.01%	2	\$ -	94.01%
9	\$ 62,809.00	89.53%	8	\$ 900,000.00	-60.47%	25	\$ -	-60.47%
10	\$ 40,000.00	93.81%	3	\$ 942,729.00	-52.15%	21	\$ -	-52.15%
11	\$ 63,325.00	93.64%	4	\$ 1,450,000.00	-52.05%	20	\$ -	-52.05%
12	\$ 63,000.00	89.50%	9	\$ 866,092.00	-54.85%	22	\$ -	-54.85%
13	\$ 51,750.00	91.38%	7	\$ 900,000.00	-58.63%	24	\$ -	-58.63%
	\$ 49,108,653			\$ 9,880,378.00			\$ 7,242,571.00	

Regional Awards	\$ 66,231,602	82.89%
USDA Awards	\$ 4,730,074	5.92%
At Risk (non-USDA) Awards	\$ 8,883,804	11.12%
Total Awards	\$ 79,845,481	99.93%
Nonprofit total	\$ 13,342,269	16.70%
Rural total	\$ 17,584,046	22.01%
Remaining Funds	\$ 53,085	0.07%
National Pool	\$ -	
Available Funds	\$ 53,085	

Report 5

Underwriting Summaries

22002 Thomas Square Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 18, 2022

PROPERTY IDENTIFICATION	
Application #	22002
Development	Thomas Square Apartments
City / County	Burleson / Johnson
Region/Area	3 / Urban
Population	Elderly Preference
Set-Aside	At-Risk
Activity	Acquisition/Rehab (Built in 1994)

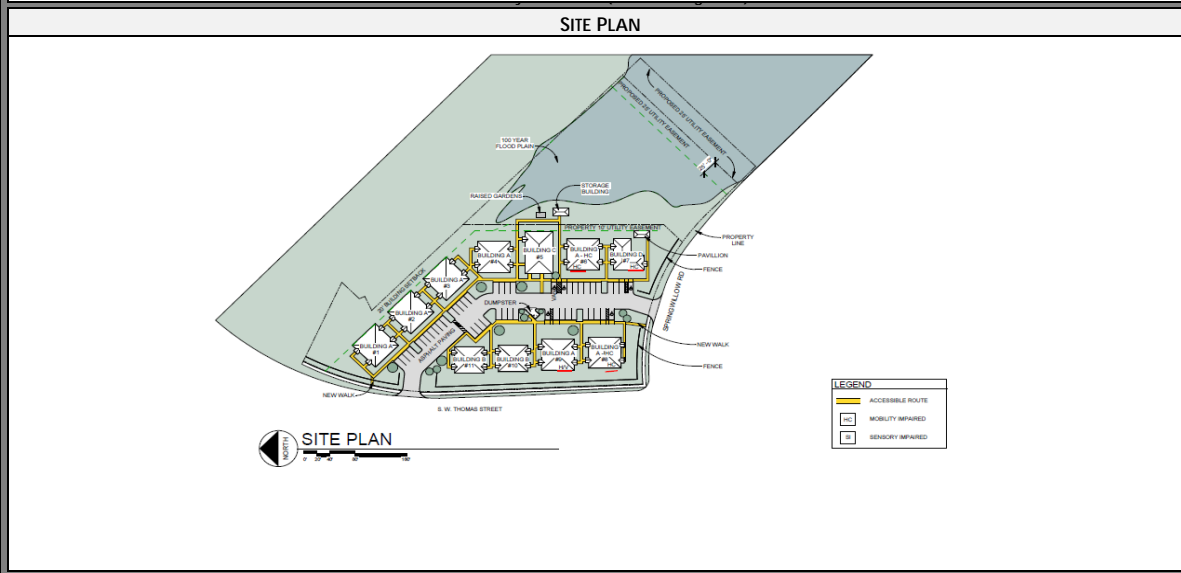
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$512,000	\$512,000	\$12,800/Unit \$0.88

KEY PRINCIPALS / SPONSOR	
Thomas Square, LP - Owner (100%)	
Burleson VOA Elderly Housing, Inc. - General Partner (.01%)	
National Affordable Housing Trust, Inc. - Investor Non-Managing (99.99%)	
Related Parties	Contractor - No Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	9	23%	20%	-	0%
1	30	75%	30%	4	10%
2	1	3%	40%	-	0%
3	-	0%	50%	16	40%
4	-	0%	60%	19	48%
			70%	-	0%
			80%	-	0%
			MR	1	3%
TOTAL	40	100%	TOTAL	40	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	71.9%
Breakeven Occ.	88.1%	Breakeven Rent	\$740
Average Rent	\$799	B/E Rent Margin	\$59
Property Taxes	Exempt	Exemption/PILOT	0%
Total Expense	\$6,630/unit	Controllable	\$4,662/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	3.4%		
Highest Unit Capture Rate	16%	1 BR/50%	12
Dominant Unit Cap. Rate	8%	1 BR/60%	15
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	39	98% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on SCR	
Avg. Unit Size	539 SF	Density	8.8/acre
Acquisition		\$25K/unit	\$1,010K
Building Cost	\$100.81/SF	\$54K/unit	\$2,173K
Hard Cost		\$71K/unit	\$2,836K
Total Cost		\$179K/unit	\$7,148K
Developer Fee	\$890K (19% Deferred)	Paid Year: 7	
Contractor Fee	\$390K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$6K 9%	Finishes/Fixtures	\$15K 22%
Building Shell	\$23K 32%	Amenities	\$4K 5%
HVAC	\$14K 20%	Total Exterior	\$33K 51%
Appliances	\$90K 3%	Total Interior	\$31K 49%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BOK Financial	17/30	5.50%	\$1,125,173	1.35						National Affordable Housing Trust	\$4,505,149
										Volunteers of America National Services	\$173,123
					Seller Note (Volunteers of America National Services)	17/30	5.50%	\$1,010,000	1.35	TOTAL EQUITY SOURCES	\$4,678,272
					Existing Reserves Thomas Square	0/0	0.00%	\$334,973	1.35	TOTAL DEBT SOURCES	\$2,470,146
TOTAL DEBT (Must Pay)			\$1,125,173		CASH FLOW DEBT / GRANTS			\$1,344,973		TOTAL CAPITALIZATION	\$7,148,418

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

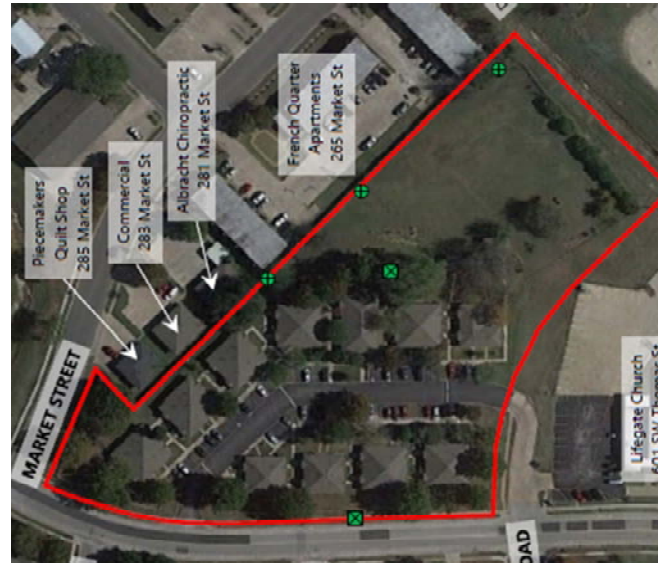
STRENGTHS/MITIGATING FACTORS

- Developer Experience
- DDF paid off in seven years

WEAKNESSES/RISKS

- High Expense Ratio

AREA MAP



22018 Cole Creek Estates - Application Summary

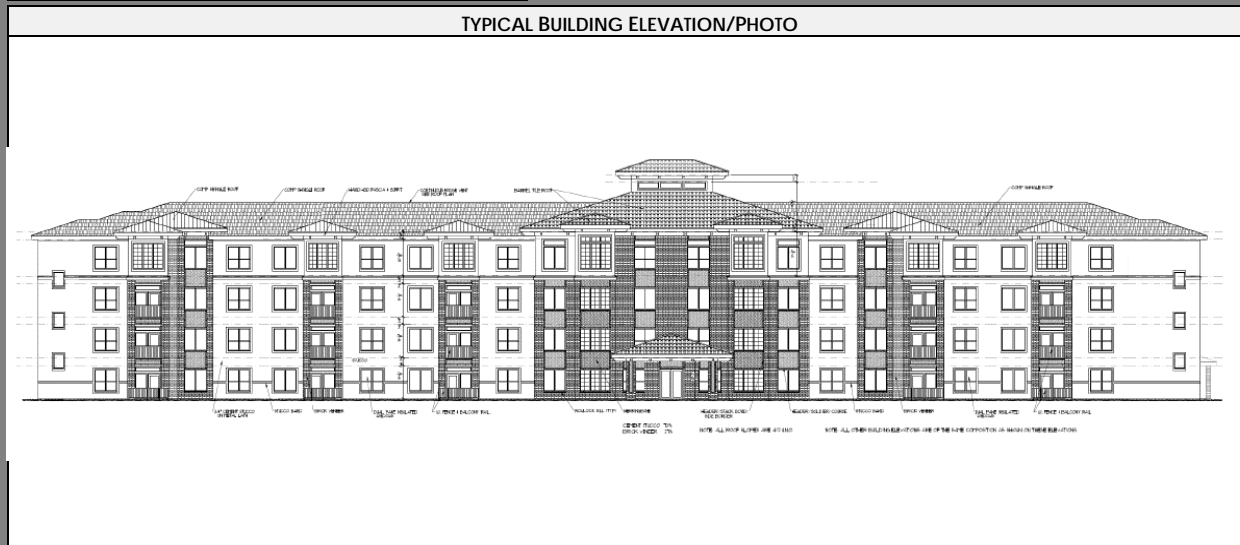
REAL ESTATE ANALYSIS DIVISION

July 8, 2022

PROPERTY IDENTIFICATION	
Application #	22018
Development	Cole Creek Estates
City / County	Houston / Harris
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	New Construction

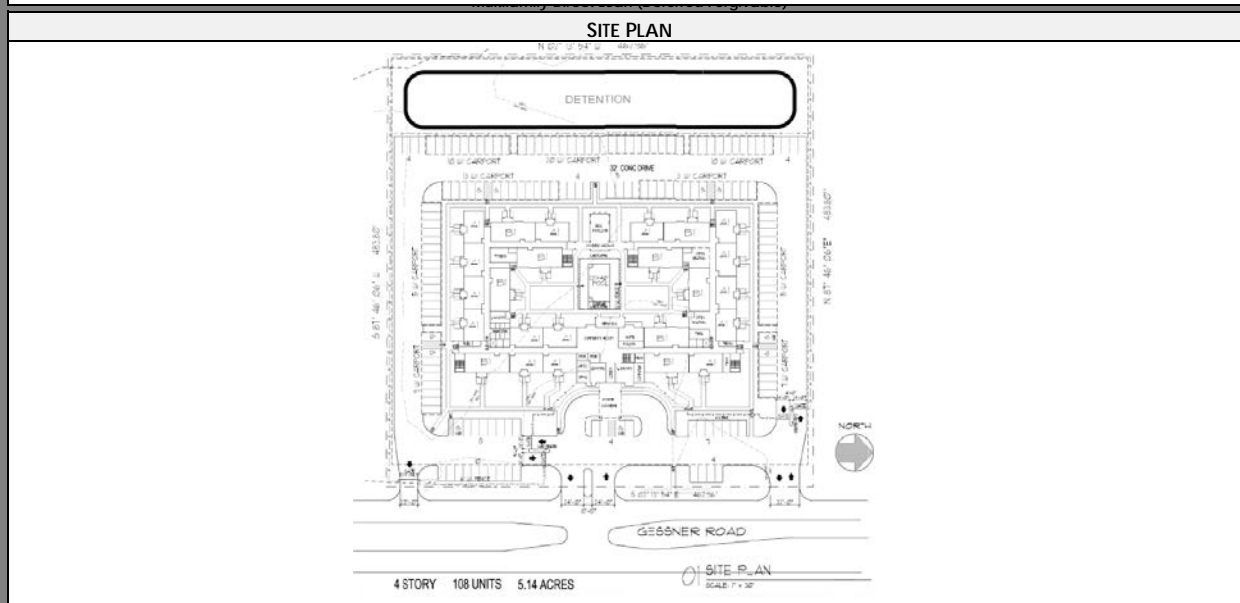
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,915,121	\$1,914,991	\$17,731/Unit	\$0.91	

KEY PRINCIPALS / SPONSOR				
<ul style="list-style-type: none"> Ryan Hettig / VH Interests, Inc. (80%) Barry Kahn / KV Cole Creek Development, LLC (20%) 				
Related Parties	Contractor -	Yes	Seller -	No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	72	67%	30%	11	10%
2	36	33%	40%	-	0%
3	-	0%	50%	41	38%
4	-	0%	60%	50	46%
			70%	-	0%
			80%	-	0%
			MR	6	6%
TOTAL	108	100%	TOTAL	108	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	60.9%
Breakeven Occ.	86.4%	Breakeven Rent	\$727
Average Rent	\$779	B/E Rent Margin	\$53
Property Taxes	\$1,173/unit	Exemption/PILOT	0%
Total Expense	\$5,403/unit	Controllable	\$2,993/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.3%
Highest Unit Capture Rate	6%	1 BR/50%	28
Dominant Unit Cap. Rate	3%	1 BR/60%	34
Premiums (+60% Rents)	Yes		\$68/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	887 SF	Density	21.0/acre
Acquisition		\$18K/unit	\$1,992K
Building Cost	\$107.14/SF	\$95K/unit	\$10,268K
Hard Cost		\$125K/unit	\$13,511K
Total Cost		\$208K/unit	\$22,509K
Developer Fee	\$2,473K	(16% Deferred)	Paid Year: 6
Contractor Fee	\$1,790K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Capital One	15/30	5.25%	\$4,700,000	1.20	Local Govt. Harris County HFC	0/0	0.00%	\$500	1.20	Hudson Housing	\$17,424,677
TOTAL DEBT (Must Pay)			\$4,700,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$17,808,916
										TOTAL DEBT SOURCES	\$4,700,500
										TOTAL CAPITALIZATION	\$22,509,416

CONDITIONS

— Receipt and acceptance by Cost Certification:

- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

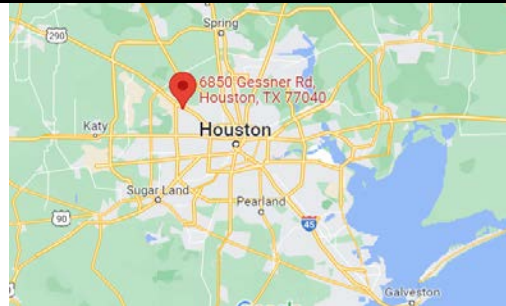
STRENGTHS/MITIGATING FACTORS

- Low gross capture rate
- Attractive new construction, elevator served design should enhance leasing
- Developer experience

WEAKNESSES/RISKS

- Interest rate sensitivity
- 61% Expense Ratio
- Rising material costs could adversely affect budget

AREA MAP



22019 East Texas Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 7, 2022

PROPERTY IDENTIFICATION	
Application #	22019
Development	East Texas Apartments
City / County	Garrison / Nacogdoches
Region/Area	5 / Rural
Population	General
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1989)

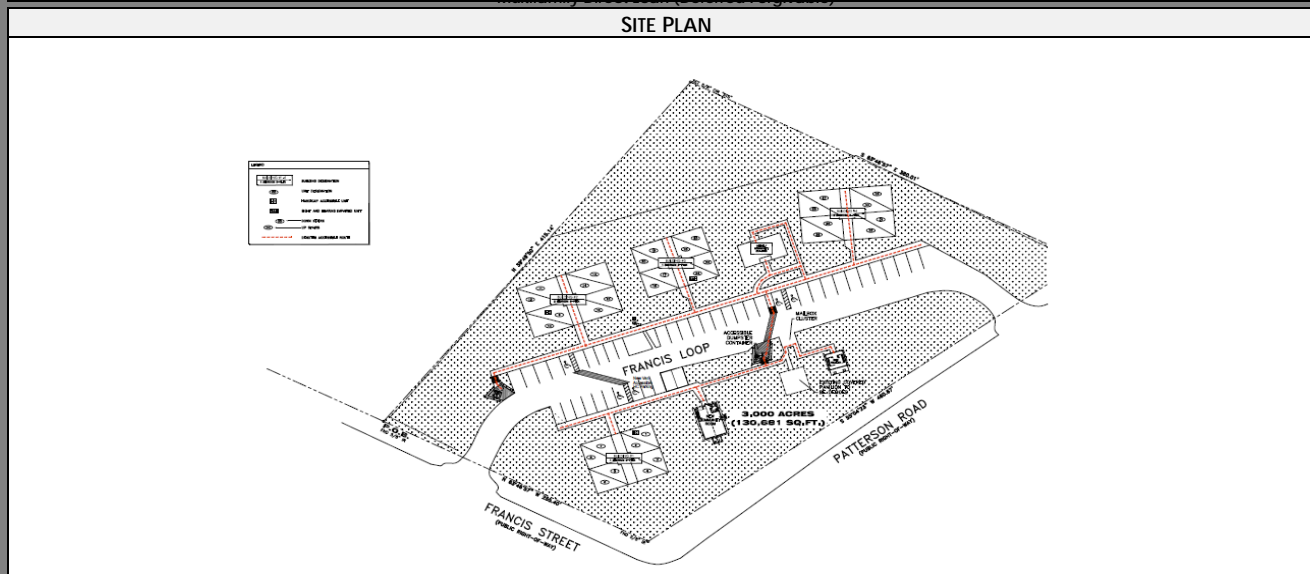
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$360,946	\$360,946	\$11,280/Unit	\$0.85

KEY PRINCIPALS / SPONSOR		
<ul style="list-style-type: none"> Murray Calhoun / LYMAC, LLC (80% of Fee) Sydney Hurley & Jason Rabalais, Jr. / Pecan Tree Square, LLC (20% of Fee) 		
Related Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	16	50%	30%	3	9%
2	16	50%	40%	-	0%
3	-	0%	50%	7	22%
4	-	0%	60%	21	66%
			70%	-	0%
			80%	-	0%
			MR	1	3%
TOTAL	32	100%	TOTAL	32	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.50	Expense Ratio	79.6%
Breakeven Occ.	86.7%	Breakeven Rent	\$589
Average Rent	\$633	B/E Rent Margin	\$44
Property Taxes	\$216/unit	Exemption/PILOT	0%
Total Expense	\$5,706/unit	Controllable	\$2,685/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	N/A		
Highest Unit Capture Rate	N/A	N/A	N/A
Dominant Unit Cap. Rate	N/A	N/A	N/A
Premiums (↑60% Rents)	N/A		
Rent Assisted Units	28	88% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on SCR	
Avg. Unit Size	782 SF	Density	10.7/acre
Acquisition	\$29K/unit	\$937K	
Building Cost	\$65.31/SF	\$51K/unit	\$1,634K
Hard Cost	\$64K/unit		\$2,056K
Total Cost	\$128K/unit		\$4,081K
Developer Fee	\$468K	(0.5% Deferred)	Paid Year: 1
Contractor Fee	\$287K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work	\$3K	5%	Finishes/Fixture	\$25K 42%
Building Shell	\$17K	29%	Amenities	\$4K 7%
HVAC	\$7K	12%	Total Exterior	\$25K 42%
Appliances	\$2K	4%	Total Interior	\$34K 58%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA RD 515 (Transfer)	30/50	1.00%	\$642,983	2.86	Transferred Existing Reserves	0/0	0.00%	\$58,213	1.50	WNC	\$3,083,975
TDHCA HOME (Transfer)	35/35	0.00%	\$293,753	1.50						Lymac, L.L.C.	\$2,325
TOTAL DEBT (Must Pay)			\$936,736		CASH FLOW DEBT / GRANTS			\$58,213		TOTAL EQUITY SOURCES	\$3,086,300
										TOTAL DEBT SOURCES	\$994,949
										TOTAL CAPITALIZATION	\$4,081,249

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER		AERIAL PHOTOGRAPH(S)	
Issuer			
Expiration Date			
Bond Amount			
BRB Priority			
% Financed with Tax-Exempt Bonds	52.4%		
RISK PROFILE			
STRENGTHS/MITIGATING FACTORS			
<ul style="list-style-type: none"> ▫ USDA Rental Assistance on 28 units (87.5%) ▫ USDA will monitor operations and can adjust rental ▫ Newly renovated units should help maintain occupancy (currently at 93%) ▫ Developer Experience 			
WEAKNESSES/RISKS			
<ul style="list-style-type: none"> ▫ 80% expense-to-income ratio ▫ Rising material costs could adversely affect budget 			
AREA MAP			

22025 Wichita Falls Lofts - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 21, 2022

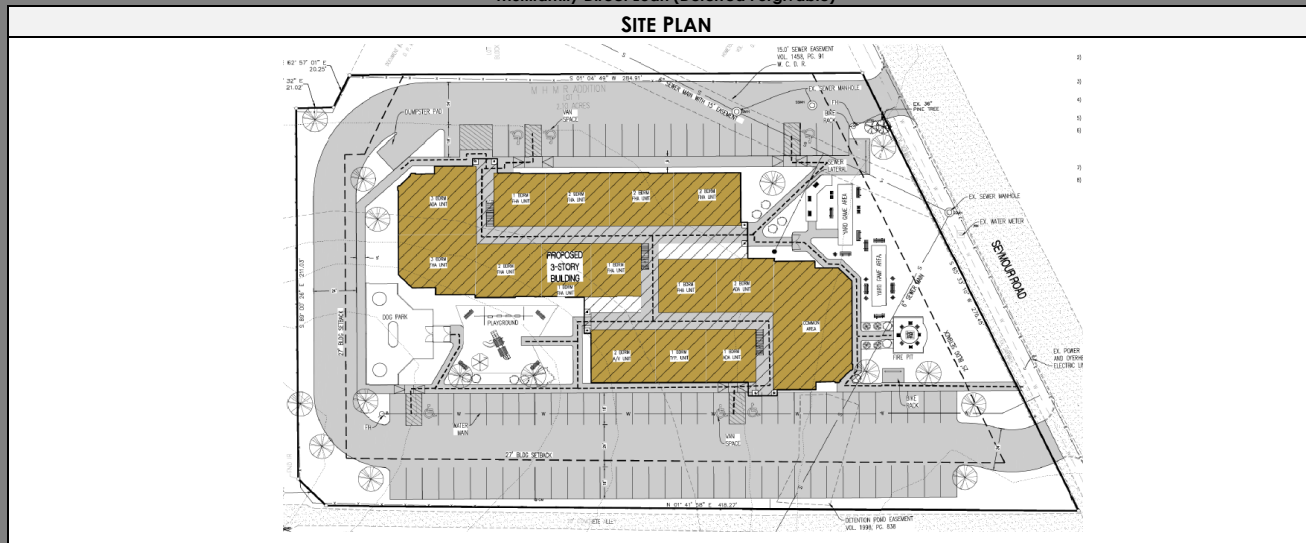
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	22025	TDHCA Program	Request	Recommended	
Development	Wichita Falls Lofts			\$900,000	\$900,000
City / County	Wichita Falls / Wichita				
Region/Area	2 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR		
DS Ventures, LLC (70%) Daniel Sailler		
Diva Imaging (30%) Sallie Burchett		
Consultant - Sarah Andre		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	18	39%	30%	3	7%
2	18	39%	40%	-	0%
3	10	22%	50%	9	20%
4	-	0%	60%	31	67%
			70%	-	0%
			80%	-	0%
			MR	3	7%
TOTAL	46	100%	TOTAL	46	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	60.0%
Breakeven Occ.	87.5%	Breakeven Rent	\$685
Average Rent	\$726	B/E Rent Margin	\$41
Property Taxes	\$707/unit	Exemption/PILOT	0%
Total Expense	\$4,969/unit	Controllable	\$3,032/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			0.5%
Highest Unit Capture Rate	5%	3 BR/50%	6
Dominant Unit Cap. Rate	2%	2 BR/60%	13
Premiums (↑60% Rents)	Yes		\$114/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	985 SF	Density	21.9/acre
Acquisition		\$22K/unit	\$1,000K
Building Cost	\$88.62/SF	\$87K/unit	\$4,017K
Hard Cost		\$120K/unit	\$5,498K
Total Cost		\$221K/unit	\$10,169K
Developer Fee	\$1,077K	(20% Deferred)	Paid Year: 9
Contractor Fee	\$697K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Cedar Rapids Bank and Trust (SFG)	15/40	5.50%	\$2,125,000	1.16	City of Wichita Falls	0/0	0.00%	\$500	1.16	Raymond James	\$7,829,217
										DS Ventures, LLC	\$214,045
TOTAL DEBT (Must Pay)			\$2,125,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$8,043,262
										TOTAL DEBT SOURCES	\$2,125,500
										TOTAL CAPITALIZATION	\$10,168,762

CONDITIONS

– Receipt and acceptance by Cost Certification:

- Certification that testing for asbestos and lead-based paint was performed on the existing structure prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(s)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Developer Experience
- Low gross capture rate

WEAKNESSES/RISKS

- Debt coverage at 1.16 times

AREA MAP



22060 Evening Star - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 10, 2022

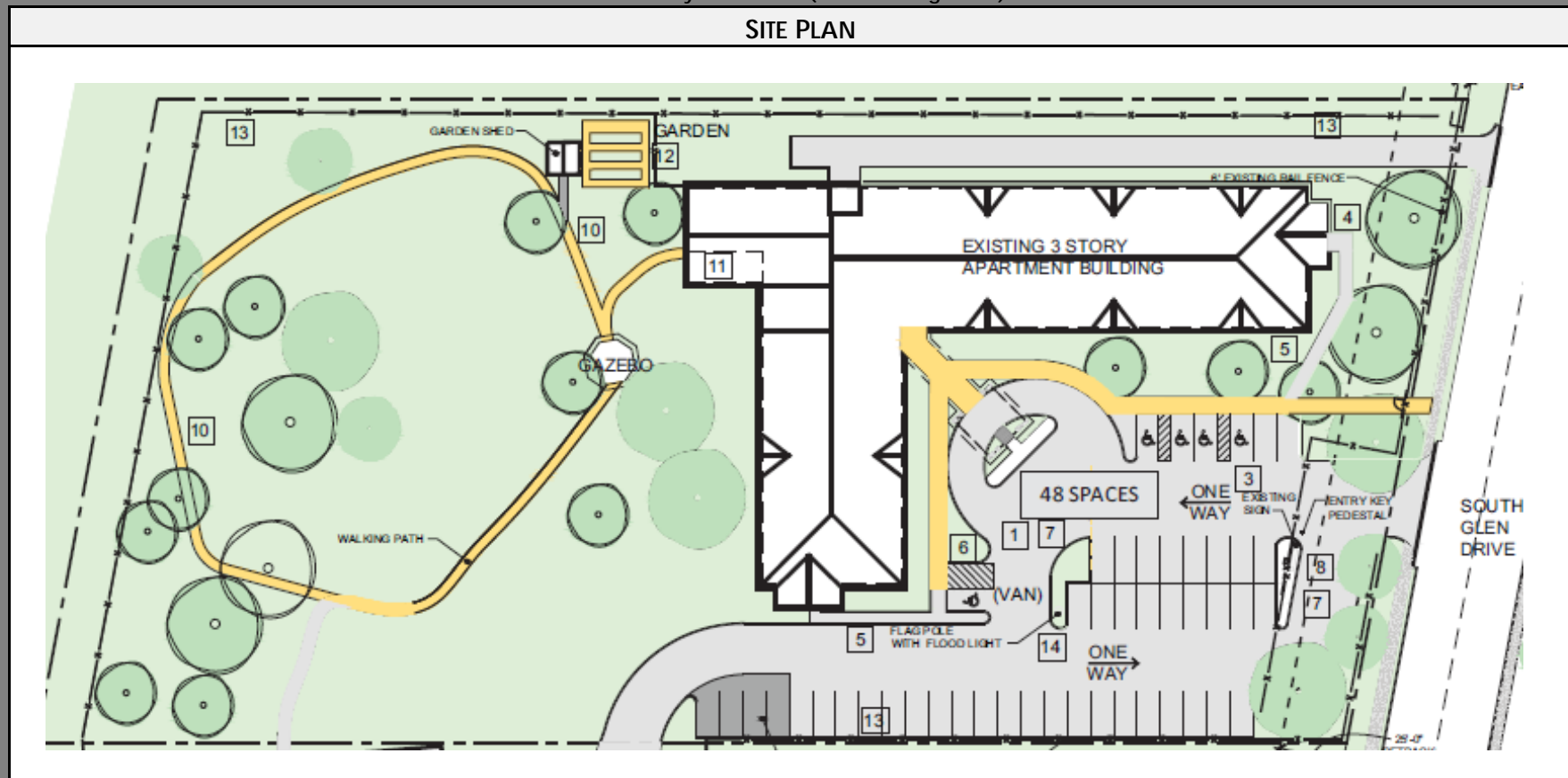
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	22060	TDHCA Program	Request	Recommended	
Development	Evening Star	LIHTC (9% Credit)	\$660,000	\$660,000	\$10,645/Unit \$0.90
City / County	Houston / Harris				
Region/Area	6 / Urban				
Population	Elderly Preference				
Set-Aside	At-Risk				
Activity	Acquisition/Rehab (Built in 1996)				

KEY PRINCIPALS / SPONSOR		
National Church Residences (100% Owner, Developer, Guarantor)		
Related Parties	Contractor - TBD	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	61	98%	30%	7	11%
2	1	2%	40%	-	0%
3	-	0%	50%	25	40%
4	-	0%	60%	29	47%
			70%	-	0%
			80%	-	0%
			MR	1	2%
TOTAL	62	100%	TOTAL	62	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.34	Expense Ratio	✗ 71.6%
Breakeven Occ.	ⓘ 88.2%	Breakeven Rent	\$689
Average Rent	\$742	B/E Rent Margin	ⓘ \$53
Property Taxes	\$847/unit	Exemption/PILOT	0%
Total Expense	\$6,057/unit	Controllable	\$3,560/unit



MARKET FEASIBILITY INDICATORS	
Gross Capture Rate (10% Maximum)	✓ 6.9%

Rent Assisted Units	61	98% Total Units
---------------------	----	-----------------

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on SCR	
Avg. Unit Size	562 SF	Density	22.0/acre
Acquisition	\$64K/unit		\$3,960K
Building Cost	\$108.96/SF		\$3,798K
Hard Cost	\$78K/unit		\$4,835K
Total Cost	\$204K/unit		\$12,656K
Developer Fee	\$981K (9% Deferred)		Paid Year: 3
Contractor Fee	\$677K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work	\$5K	7%	Finishes/Fixture	\$31K 44%
Building Shell	\$23K	33%	Amenities	\$4K 6%
HVAC	\$5K	7%	Total Exterior	\$33K 46%
Appliances	\$2K	3%	Total Interior	\$38K 54%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Key Bank	18/30	5.00%	\$1,735,000	1.34	National Church Residences	0/0	0.00%	\$3,960,000	1.34		
					National Church Residences	0/0	0.00%	\$149,252	1.34		
					National Church Residences	0/0	0.00%	\$785,677	1.34		
					City of Houston	0/0	0.00%	\$500	1.34	National Equity Fund (NEF)	\$5,939,406
TOTAL DEBT (Must Pay)			\$1,735,000		CASH FLOW DEBT / GRANTS			\$4,895,429		TOTAL EQUITY SOURCES	\$5,939,406
TOTAL DEBT SOURCES											\$6,630,429
TOTAL CAPITALIZATION											\$12,569,835

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: Documentation of a Conditional Approval letter or a new 20 year rental assistance contract from HUD
- 2 Receipt and acceptance by Cost Certification:
 - Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Overall Feasibility Indicators.
- Experienced Developer
- 100% project based rental assistance

WEAKNESSES/RISKS

- Parking ratio less than 1 space per unit.
- Subject to HUD approval of RAD

AREA MAP



AERIAL PHOTOGRAPH(S)



22078 Cobblestone Court - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	22078	TDHCA Program	Request	Recommended	
Development	Cobblestone Court	LIHTC (9% Credit)	\$750,000	\$731,423	\$10,600/Unit \$0.90
City / County	Austin / Travis				
Region/Area	7 / Urban				
Population	Elderly Preference				
Set-Aside	At-Risk				
Activity	Acquisition/Rehab (Built in 1999)				

KEY PRINCIPALS / SPONSOR		
National Church Residences/Tracey Fine Developer/Contractor/Guarantor		
Related Parties	Contractor - Yes	Seller - Yes

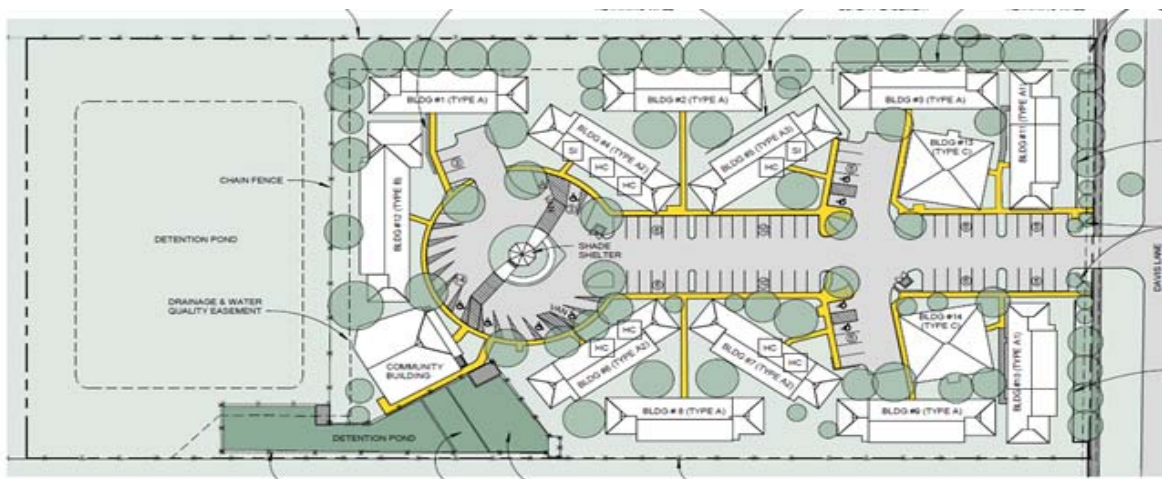
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
1	68	99%	30%	7	10%
2	1	1%	40%	-	0%
3	-	0%	50%	28	41%
4	-	0%	60%	33	48%
			MR	1	1%
TOTAL	69	100%	TOTAL	69	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	1.29	Expense Ratio	70.4%		
Breakeven Occ.	88.6%	Breakeven Rent	\$618		
Average Rent	\$662	B/E Rent Margin	\$45		
Property Taxes	\$870/unit	Exemption/PILOT	0%		
Total Expense	\$5,322/unit	Controllable	\$3,054/unit		

SITE PLAN



MARKET FEASIBILITY INDICATORS		
Rent Assisted Units	68	99% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on SCR	
Avg. Unit Size	591 SF	Density	11.2/acre
Acquisition	\$74K/unit		\$5,130K
Building Cost	\$107.69/SF	\$64K/unit	\$4,394K
Hard Cost		\$80K/unit	\$5,552K
Total Cost		\$212K/unit	\$14,594K
Developer Fee	\$1,111K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$777K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work	\$6K	8%	Finishes/Fixture	\$28K 35%
Building Shell	\$23K	29%	Amenities	\$3K 4%
HVAC	\$11K	13%	Total Exterior	\$32K 44%
Appliances	\$2K	2%	Total Interior	\$41K 56%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Key Bank	18/30	5.00%	\$1,850,000	1.29						Nat'l Equity Fund	\$6,582,152
NCR Seller Note	50/50	7.00%	\$5,130,000	1.29						DDF - Nat'l Church Res	\$0
					City of Austin	0/0	0.00%	\$34,105	1.29	TOTAL EQUITY SOURCES	\$6,582,152
					CPI (50% for 24 mo)	0/0	0.00%	\$154,188	1.29	TOTAL DEBT SOURCES	\$8,012,128
					Acquired Rplcmt Resv (2/2022)	0/0	0.00%	\$843,835	1.29	TOTAL CAPITALIZATION	\$14,594,281
TOTAL DEBT (Must Pay)			\$6,980,000		CASH FLOW DEBT / GRANTS			\$1,032,128			

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

RISK PROFILE

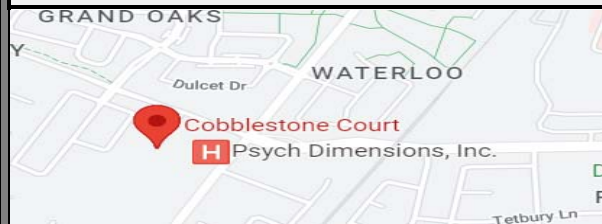
STRENGTHS/MITIGATING FACTORS

- Developer Experience
- 98% project-based vouchers

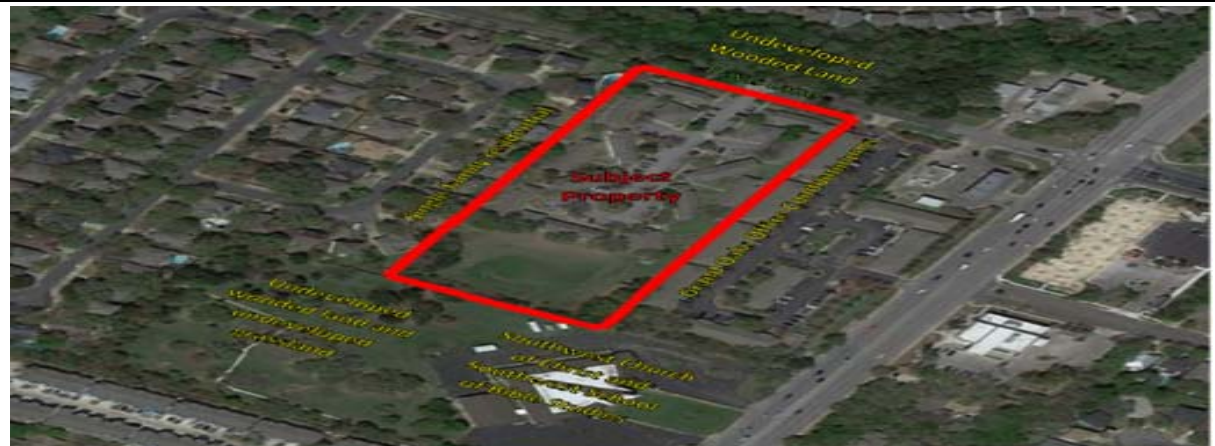
WEAKNESSES/RISKS

- Parking ratio of 0.8 spaces / unit.

AREA MAP



AERIAL PHOTOGRAPH(S)



22090 Lofts at Hartsook - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 12, 2022

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	22090	TDHCA Program	Request	Recommended	
Development	Lofts at Hartsook	LIHTC (9% Credit)	\$2,000,000	\$2,000,000	\$20,833/Unit \$0.92
City / County	Houston / Harris				
Region/Area	6 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR		
Russ Michaels / Texas Inter-Faith Development, LLC		
Related Parties	Contractor - No	Seller - No

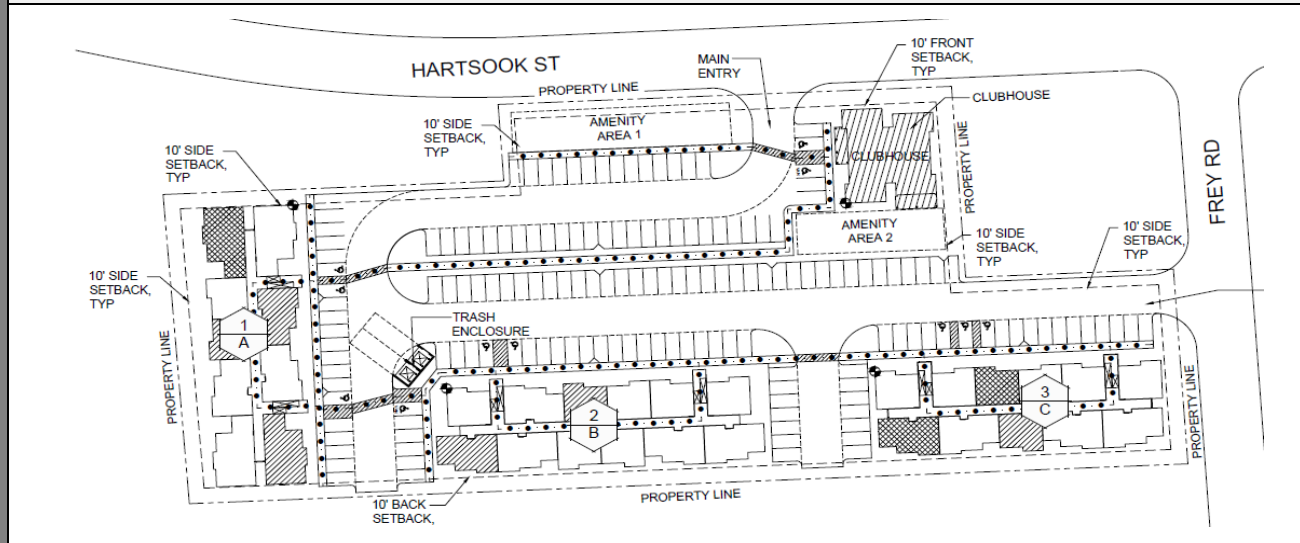
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	48	50%	30%	10	10%
2	36	38%	40%	-	0%
3	12	13%	50%	39	41%
4	-	0%	60%	47	49%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	96	100%	TOTAL	96	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	63.5%
Breakeven Occ.	87.7%	Breakeven Rent	\$774
Average Rent	\$818	B/E Rent Margin	\$44
Property Taxes	\$1,010/unit	Exemption/PILOT	0%
Total Expense	\$5,922/unit	Controllable	\$3,635/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.1%
Highest Unit Capture Rate	6%	1 BR/50%	22
Dominant Unit Cap. Rate	6%	1 BR/50%	22
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	775 SF	Density	32.1/acre
Acquisition	\$33K/unit		\$3,200K
Building Cost	\$115.50/SF		\$8,593K
Hard Cost			\$12,155K
Total Cost			\$24,056K
Developer Fee	\$2,277K	(29% Deferred)	Paid Year: 13
Contractor Fee	\$1,701K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Legacy Bank and Trust	17/40	4.75%	\$5,000,000	1.17	City of Houston	0/0	0.00%	\$500	1.17	Regions Bank	\$18,396,320
										CSH Lofts at Hartsook, Ltd	\$658,773
TOTAL DEBT (Must Pay)			\$5,000,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$19,055,093
										TOTAL DEBT SOURCES	\$5,000,500
										TOTAL CAPITALIZATION	\$24,055,593

CONDITIONS

– Receipt and acceptance by Cost Certification:

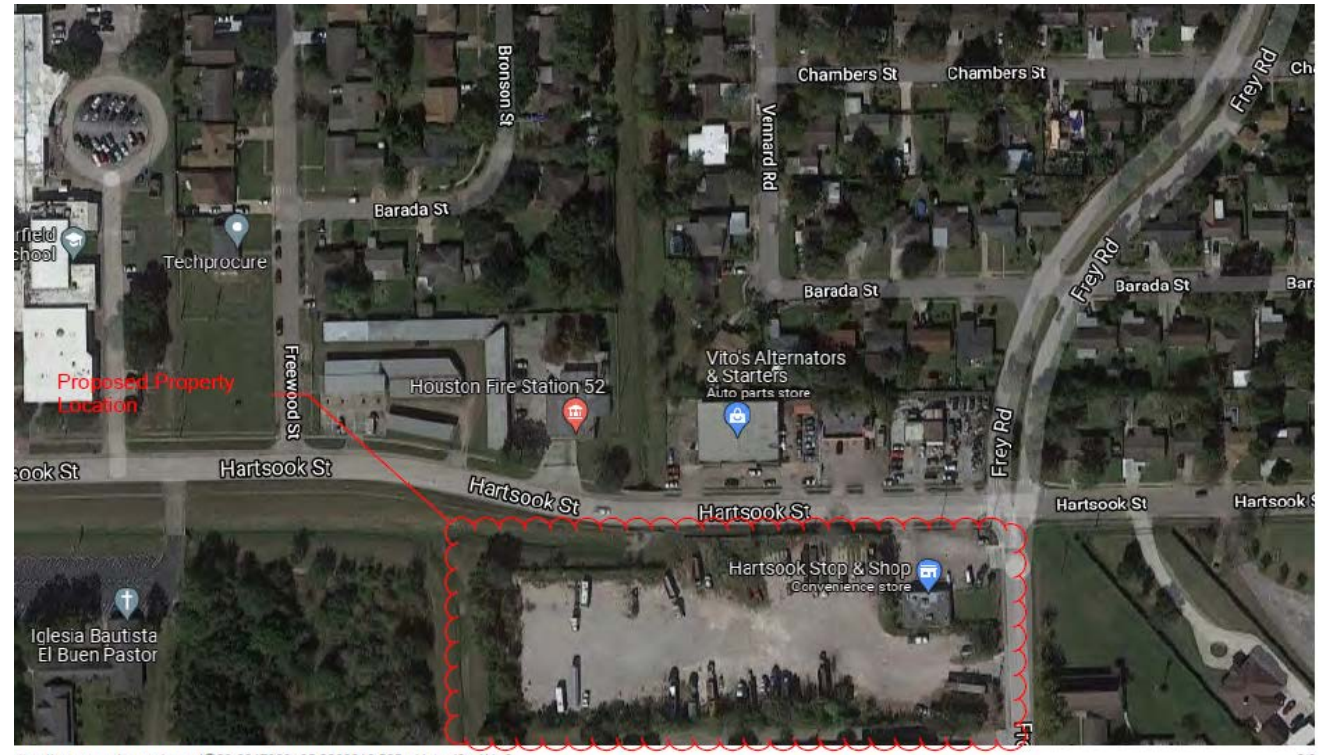
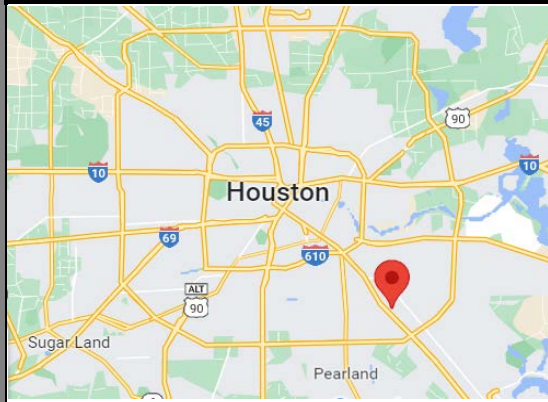
- Certification that subsurface environmental investigation was performed as specified in the ESA, and that any recommended mitigation measures were fully implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Gross capture rate of 1.12% with unit capture rates ranging from 0.2% (3BR/30%) to 5.9% (1BR/50%)
▫	Affordable projects in PMA are 95.8% occupied
▫	New construction and attractive design should enhance leasing
WEAKNESSES/RISKS	
▫	Interest rate sensitivity
▫	Expense ratio is 63.5%
▫	Rising material costs could adversely affect budget

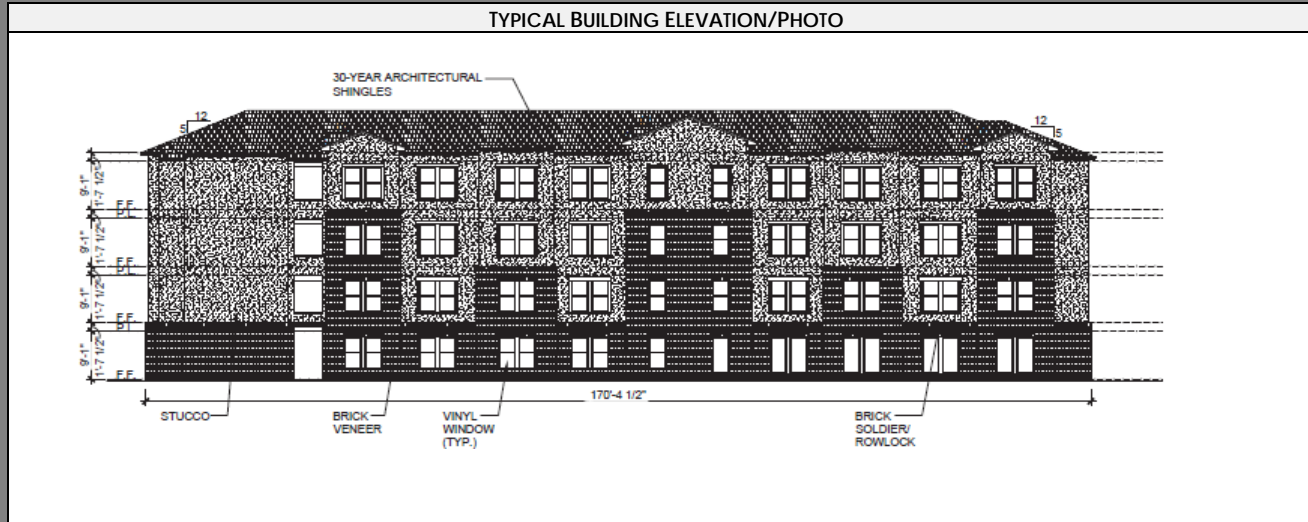
AREA MAP



22091 Oak Lofts Crossing - Application Summary

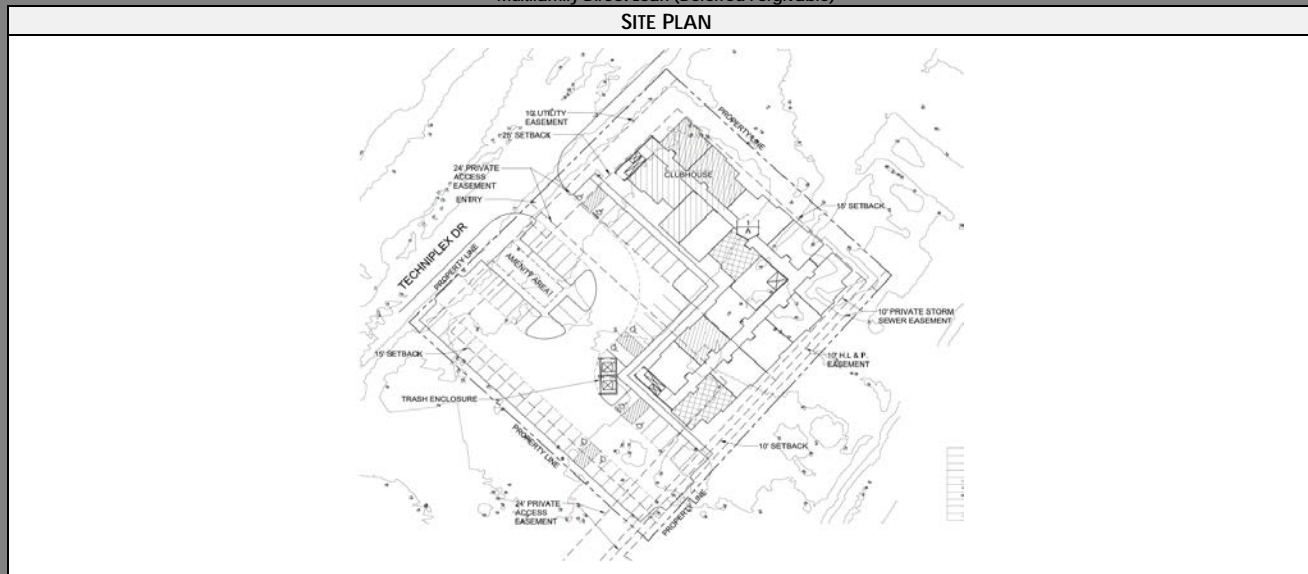
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	22091	TDHCA Program	Request	Recommended		
Development	Oak Lofts Crossing			LIHTC (9% Credit)	\$1,346,456	\$1,321,506
City / County	Stafford / Fort Bend					
Region/Area	6 / Urban					
Population	Elderly Limitation					
Set-Aside	General					
Activity	New Construction					

KEY PRINCIPALS / SPONSOR		
JOT Couch / Oaklake Community Housing Development Corporation		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	42	70%	30%	6	10%
2	18	30%	40%	-	0%
3	-	0%	50%	24	40%
4	-	0%	60%	30	50%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.24	Expense Ratio	63.6%
Breakeven Occ.	86.0%	Breakeven Rent	\$720
Average Rent	\$776	B/E Rent Margin	\$56
Property Taxes	\$778/unit	Exemption/PILOT	0%
Total Expense	\$5,625/unit	Controllable	\$3,565/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.2%
Highest Unit Capture Rate	10%	1 BR/50%	22
Dominant Unit Cap. Rate	10%	1 BR/50%	22
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	710 SF	Density	48.0/acre
Acquisition	\$25K/unit		\$1,500K
Building Cost	\$117.29/SF	\$83K/unit	\$4,997K
Hard Cost		\$120K/unit	\$7,183K
Total Cost		\$254K/unit	\$15,222K
Developer Fee	\$1,509K	(36% Deferred)	Paid Year: 14
Contractor Fee	\$1,006K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Legacy Bank and Trust	17/40	4.75%	\$2,785,000	1.24						Regions Bank	\$11,891,178
										CSH Oak Lofts Crossing, Ltd	\$545,719
TOTAL DEBT (Must Pay)			\$2,785,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$12,436,896
										TOTAL DEBT SOURCES	\$2,785,000
										TOTAL CAPITALIZATION	\$15,221,896

CONDITIONS

– Receipt and acceptance by Cost Certification:

- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Gross capture rate of 1.2%
- Affordable projects in PMA are 96% occupied
- New construction and attractive design should enhance leasing

WEAKNESSES/RISKS

- Interest rate sensitivity
- Expense ratio is 63.6%
- Rising material costs could adversely affect budget

AREA MAP



22094 Tejas Cove Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 17, 2022

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	22094	TDHCA Program	Request	Recommended		
Development	Tejas Cove Apartments					
City / County	Bay City / Matagorda	LIHTC (9% Credit)	\$672,057	\$672,057	\$11,017/Unit	\$0.86
Region/Area	6 / Rural					
Population	Elderly Preference					
Set-Aside	At-Risk					
Activity	Acquisition/Rehab (Built in 1995)					

KEY PRINCIPALS / SPONSOR		
National Church Residences/Tracey Fine Developer/Contractor/Guarantor		
Related Parties	Contractor - Yes	Seller - Yes

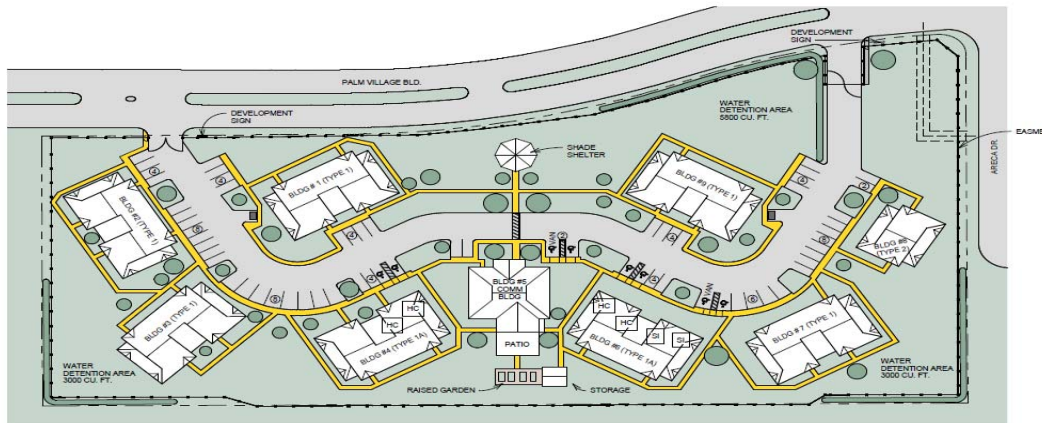
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	60	98%	30%	5	8%
2	1	2%	40%	-	0%
3	-	0%	50%	13	21%
4	-	0%	60%	42	69%
			MR	1	2%
TOTAL	61	100%	TOTAL	61	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.34	Expense Ratio	72.1%
Breakeven Occ.	88.2%	Breakeven Rent	\$723
Average Rent	\$779	B/E Rent Margin	\$56
Property Taxes	\$988/unit	Exemption/PILOT	0%
Total Expense	\$6,407/unit	Controllable	\$3,243/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			N/A
Highest Unit Capture Rate	0%	N/A	N/A
Dominant Unit Cap. Rate	0 BR/20%		0
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	60	98% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on SCR	
Avg. Unit Size	566 SF	Density	11.3/acre
Acquisition	\$60K/unit		\$3,690K
Building Cost	\$88.71/SF	\$50K/unit	\$3,064K
Hard Cost	\$75K/unit		\$4,602K
Total Cost	\$192K/unit		\$11,701K
Developer Fee	\$931K	(5% Deferred)	Paid Year: 2
Contractor Fee	\$644K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Key Bank	18/30	5.00%	\$1,750,000	1.34						National Equity Fund	\$5,779,106
Seller Loan	50/50	7.00%	\$3,690,000	1.34						Deferred Developer Fee	\$50,560
					Construction Period Income	0/0	0.00%	\$151,460	1.34		
					Replc Res 2/2022 less \$691k	0/0	0.00%	\$279,794	1.34	TOTAL EQUITY SOURCES	\$5,829,666
					City Fee Waiver	0/0	0.00%	\$250	1.34	TOTAL DEBT SOURCES	\$5,871,504
TOTAL DEBT (Must Pay)			\$5,440,000		CASH FLOW DEBT / GRANTS			\$431,504		TOTAL CAPITALIZATION	\$11,701,170

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - a: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.
 - b: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	AERIAL PHOTOGRAPH(S)
<p align="center">RISK PROFILE</p> <p align="center">STRENGTHS/MITIGATING FACTORS</p> <ul style="list-style-type: none"> ▫ Developer Experience ▫ 99% project-based vouchers <p align="center">WEAKNESSES/RISKS</p> <ul style="list-style-type: none"> ▫ High expense-to-income ratio <p align="center">AREA MAP</p>	

22100 Oak Bluff Village - Application Summary

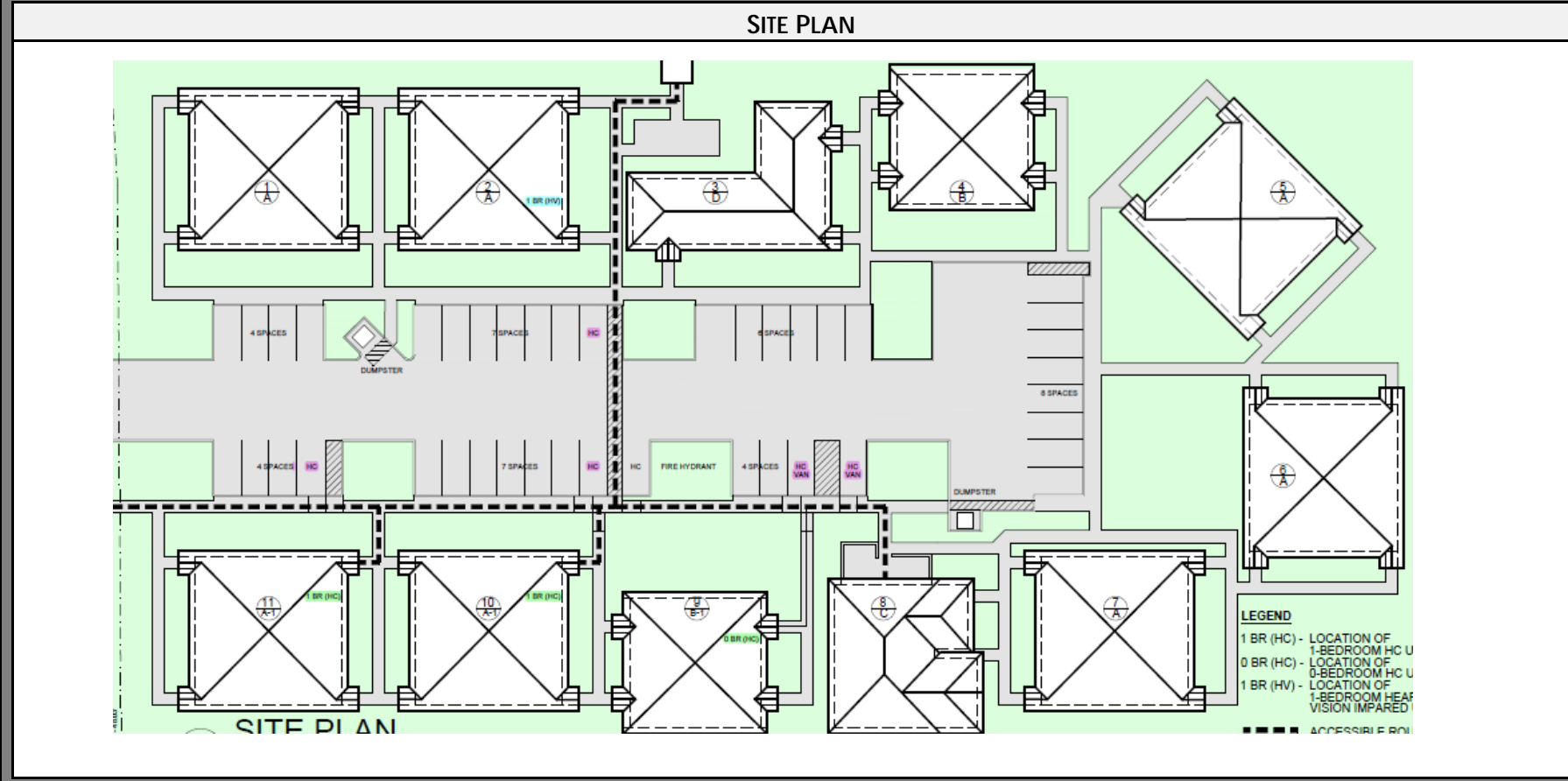
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	22100	TDHCA Program	Request	Recommended	
Development	Oak Bluff Village	LIHTC (9% Credit)	\$479,298	\$479,298	\$12,290/Unit
City / County	Columbus / Colorado				\$0.86
Region/Area	6 / Rural				
Population	Elderly Preference				
Set-Aside	At-Risk				
Activity	Acquisition/Rehab (Built in 1989)				

KEY PRINCIPALS / SPONSOR		
National Church Residences 100% Owner, Developer, Guarantor		
Related Parties	Contractor - TBD	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	9	23%	20%	-	0%
1	29	74%	30%	3	8%
2	1	3%	40%	-	0%
3	-	0%	50%	8	21%
4	-	0%	60%	27	69%
			70%	-	0%
			80%	-	0%
			EO	1	3%
TOTAL	39	100%	TOTAL	39	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	66.9%
Breakeven Occ.	89.7%	Breakeven Rent	\$683
Average Rent	\$723	B/E Rent Margin	\$41
Property Taxes	\$641/unit	Exemption/PILOT	0%
Total Expense	\$5,539/unit	Controllable	\$3,692/unit



MARKET FEASIBILITY INDICATORS		
Gross Capture Rate (10% Maximum)		7.1%
Rent Assisted Units	38	97% Total Units
DEVELOPMENT COST SUMMARY		
Costs Underwritten	TDHCA's Costs - Based on SCR	
Avg. Unit Size	544 SF	Density 15.6/acre
Acquisition	\$59K/unit	\$2,283K
Building Cost	\$87.03/SF	\$47K/unit
Hard Cost	\$61K/unit	\$2,371K
Total Cost	\$180K/unit	\$7,023K
Developer Fee	\$722K (8% Deferred)	Paid Year: 4
Contractor Fee	\$332K	30% Boost Yes
REHABILITATION COSTS / UNIT		
Site Work	\$5K 10%	Finishes/Fixture \$24K 43%
Building Shell	\$15K 27%	Amenities \$3K 5%
HVAC	\$7K 12%	Total Exterior \$23K 41%
Appliances	\$2K 4%	Total Interior \$32K 59%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
KeyBank	18/30	5.00%	\$1,375,000	1.20	Capital Magnet Fund	50/50	0.00%	\$450,000	1.20		
					NCR Seller Note	50/50	7.00%	\$792,580	1.20	National Equity Fund	\$4,121,550
					Construction Period Income	0/0	0.00%	\$106,638	1.20	National Church Residences	\$55,824
					Acquired Reserves	0/0	0.00%	\$120,832	1.20	TOTAL EQUITY SOURCES	\$4,177,374
					City of Columbus Texas	0/0	0.00%	\$250	1.20	TOTAL DEBT SOURCES	\$2,845,300
										TOTAL CAPITALIZATION	\$7,022,673
TOTAL DEBT (Must Pay)			\$1,375,000		CASH FLOW DEBT / GRANTS			\$1,470,300			

CONDITIONS

1 Receipt and acceptance by Cost Certification:

- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(s)



RISK PROFILE

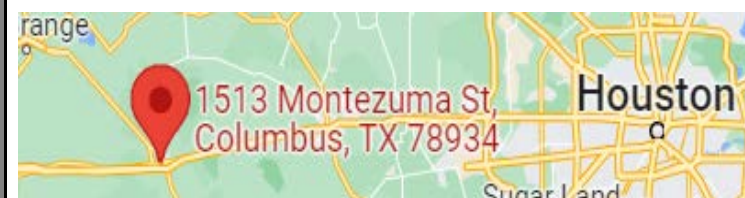
STRENGTHS/MITIGATING FACTORS

- Overall Feasibility Indicators
- Developer Experience
- Long term 100% Rental Assistance with no lease-up risk
- Newly renovated units should help maintain occupancy (currently at 92%)

WEAKNESSES/RISKS

- Interest rate risk at 50bps increase
- 33 year old development may have less appeal

AREA MAP



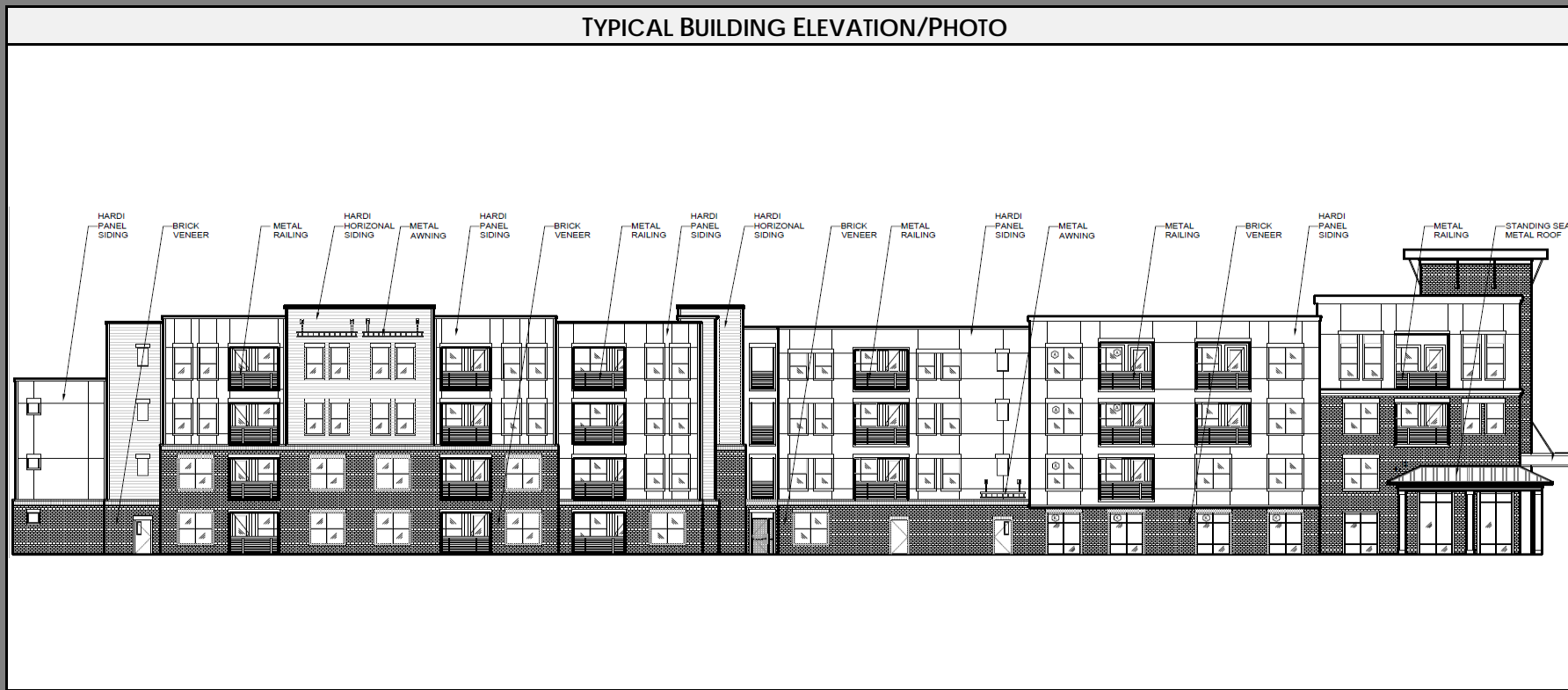
22106 Mariposa Apartment Homes at Plano Parkway - Application

REAL ESTATE ANALYSIS DIVISION
July 18, 2022

PROPERTY IDENTIFICATION	
Application #	22106
Development	Mariposa Apartment Homes at Plano Parkway
City / County	Plano / Collin
Region/Area	3 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

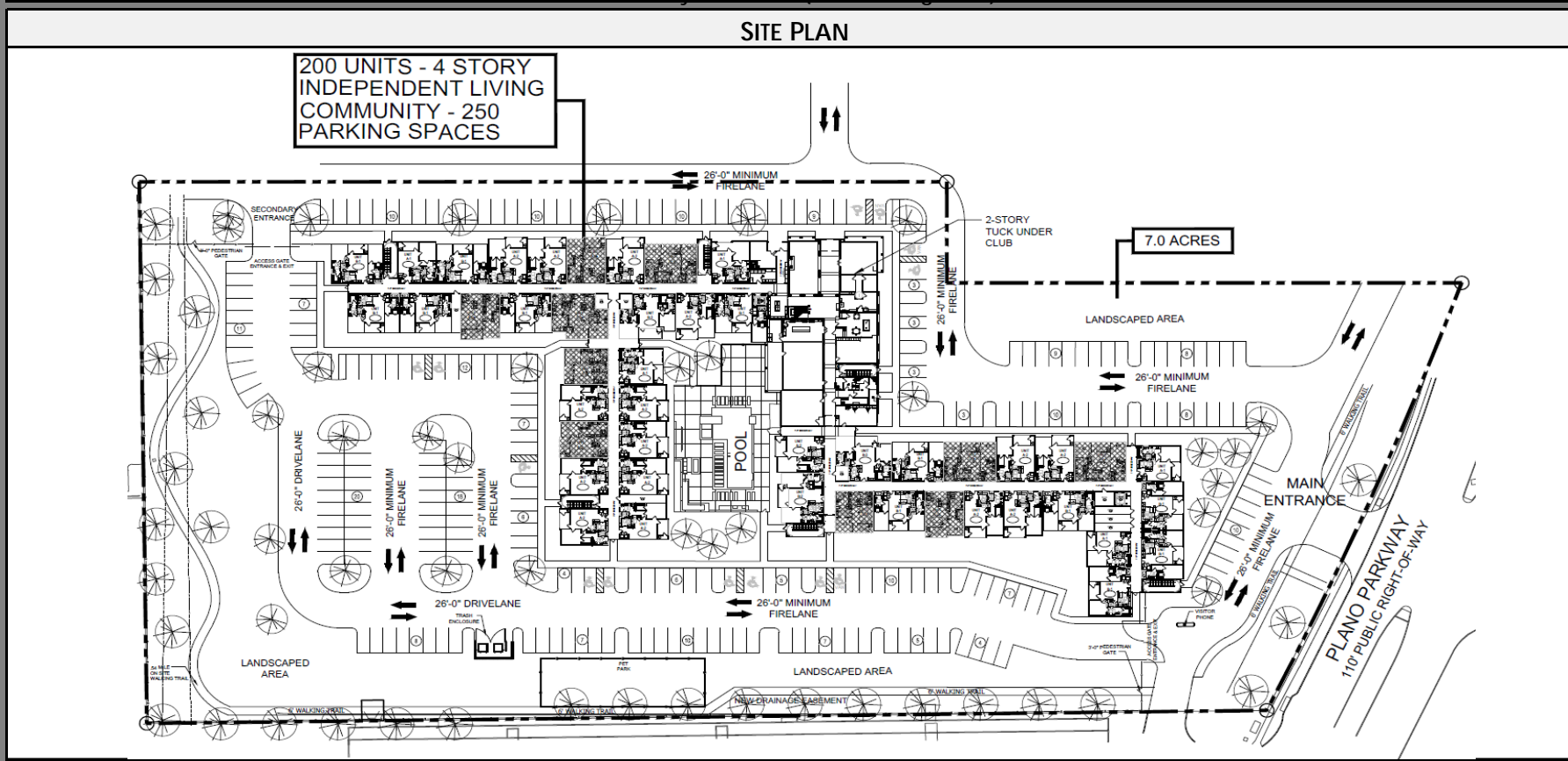
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$2,000,000	\$2,000,000	\$10,000/Unit	\$0.92	

KEY PRINCIPALS / SPONSOR			
Stuart Shaw, CEO of Bonner Carrington			
and			
Zachary Krochtengel, Consultant of Sycamore Strategies			
Related Parties	Contractor -	Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	118	59%	30%	13	7%
2	82	41%	40%	-	0%
3	-	0%	50%	50	25%
4	-	0%	60%	62	31%
			70%	-	0%
			80%	-	0%
			MR	75	38%
TOTAL	200	100%	TOTAL	200	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.19	Expense Ratio	41.4%
Breakeven Occ.	83.9%	Breakeven Rent	\$1,102
Average Rent	\$1,217	B/E Rent Margin	\$115
Property Taxes	\$1,110/unit	Exemption/PILOT	0%
Total Expense	\$5,653/unit	Controllable	\$2,797/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		5.5%	
Highest Unit Capture Rate	34%	2 BR/50%	20
Dominant Unit Cap. Rate	6%	1 BR/60%	39
Premiums (↑60% Rents)	Yes	\$760/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	836 SF	Density	28.6/acre
Acquisition	\$29K/unit	\$5,800K	
Building Cost	\$122.00/SF	\$20,400K	
Hard Cost	\$126K/unit	\$25,153K	
Total Cost	\$220K/unit	\$43,903K	
Developer Fee	\$4,663K (47% Deferred)	Paid Year: 7	
Contractor Fee	\$3,521K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Legacy Bank	15/40	5.00%	\$23,300,000	1.19	City of Plano	0/0	0.00%	\$500	1.19	RBC Tax Credit Equity	\$18,398,160
										Mariposa Plano Parkway LP	\$2,204,333
TOTAL DEBT (Must Pay)			\$23,300,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$20,602,493
										TOTAL DEBT SOURCES	\$23,300,500
										TOTAL CAPITALIZATION	\$43,902,993

CONDITIONS

- Receipt and acceptance by Cost Certification:
- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

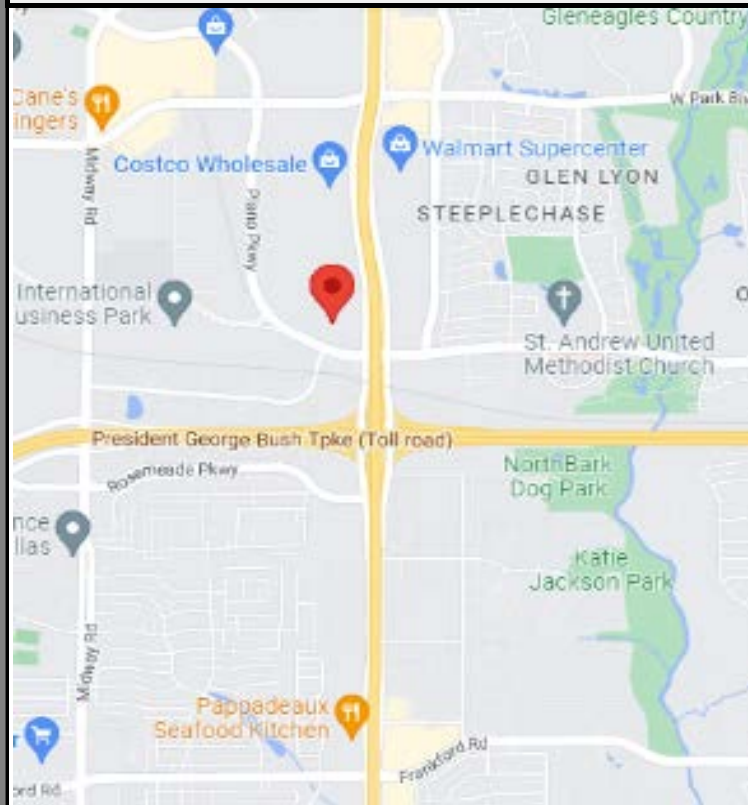
STRENGTHS/MITIGATING FACTORS

- Site visibility
- Access to thoroughfares

WEAKNESSES/RISKS

- One parcel away from Dallas North Tollway
- Market exposure on 38% of the units

AREA MAP



AERIAL PHOTOGRAPH(S)



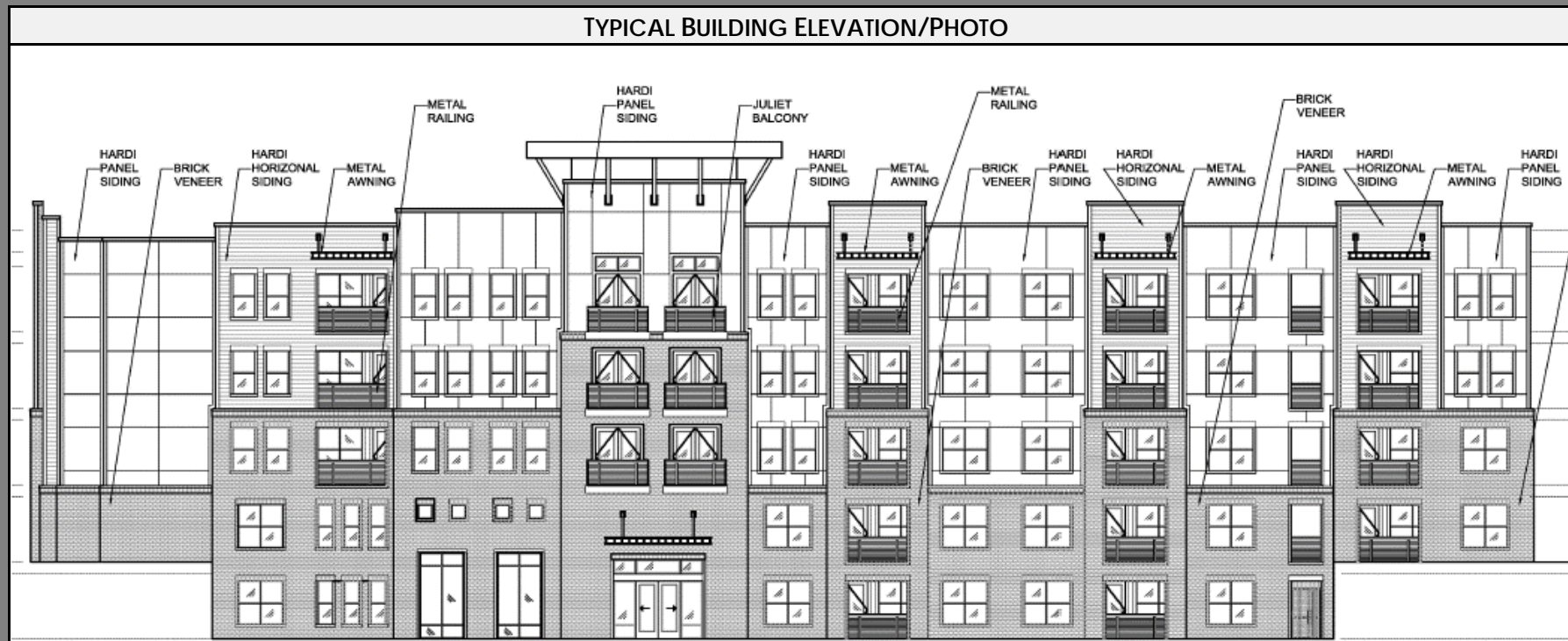
22110 Cypress Creek Apt Homes at Montfort Dr - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 13, 2022

PROPERTY IDENTIFICATION	
Application #	22110
Development	Cypress Creek Apartment Homes at Montfort Drive
City / County	Dallas / Dallas
Region/Area	3 / Urban
Population	General
Set-Aside	General
Activity	New Construction

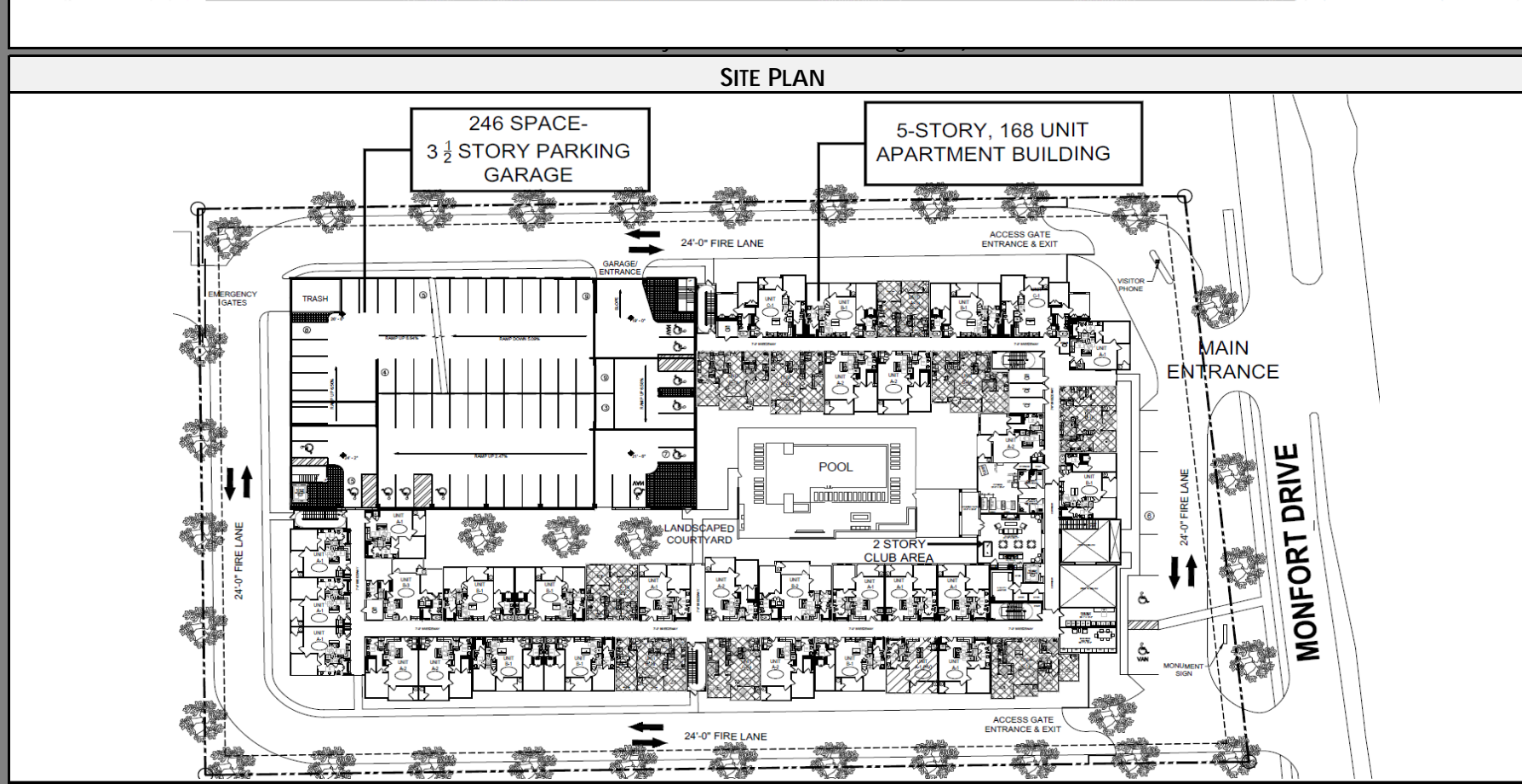
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$2,000,000	\$2,000,000	\$11,905/Unit	\$0.85

KEY PRINCIPALS / SPONSOR			
Jess Krochtengel, Founder Sycamore Strategies, LLC & Casey Bump, President Bonner Carrington LLC			
Related Parties	Contractor -	No	Seller -
		No	No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	92	55%	30%	41	24%
2	64	38%	40%	-	0%
3	12	7%	50%	-	0%
4	-	0%	60%	41	24%
			70%	19	11%
			80%	15	9%
			MR	52	31%
TOTAL	168	100%	TOTAL	168	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.26	Expense Ratio	38.9%
Breakeven Occ.	80.9%	Breakeven Rent	\$1,239
Average Rent	\$1,418	B/E Rent Margin	\$179
Property Taxes	\$907/unit	Exemption/PILOT	0%
Total Expense	\$6,188/unit	Controllable	\$3,274/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			0.4%
Highest Unit Capture Rate	2%	2 BR/70%	9
Dominant Unit Cap. Rate	1%	1 BR/60%	22
Premiums (↑60% Rents)	Yes		\$670/Avg.
Rent Assisted Units	41		24% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	851 SF	Density	48.0/acre
Acquisition			\$5,500K
Building Cost	\$122.28/SF		\$17,472K
Hard Cost			\$21,997K
Total Cost			\$44,905K
Developer Fee	\$4,782K	(38% Deferred)	Paid Year: 5
Contractor Fee	\$3,598K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Legacy Bank	15/40	5.15%	\$22,000,000	1.26	City of Dallas NOFA funds	40/0	1.00%	\$4,100,000	1.26	RBC Tax Credit Equity	\$16,998,300
					City of Dallas	0/0	0.00%	\$500	1.26	Cypress Creek Montford Drive, LP	\$1,806,176
TOTAL DEBT (Must Pay)			\$22,000,000		CASH FLOW DEBT / GRANTS			\$4,100,500		TOTAL EQUITY SOURCES	\$18,804,476
										TOTAL DEBT SOURCES	\$26,100,500
										TOTAL CAPITALIZATION	\$44,904,976

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - Formal approval for \$4.1M loan from the City of Dallas clearly stating all terms, conditions and source of funding.
- 2 Receipt and acceptance by Cost Certification:
 - a: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.
 - b: Certification that testing for asbestos was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were
 - c: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

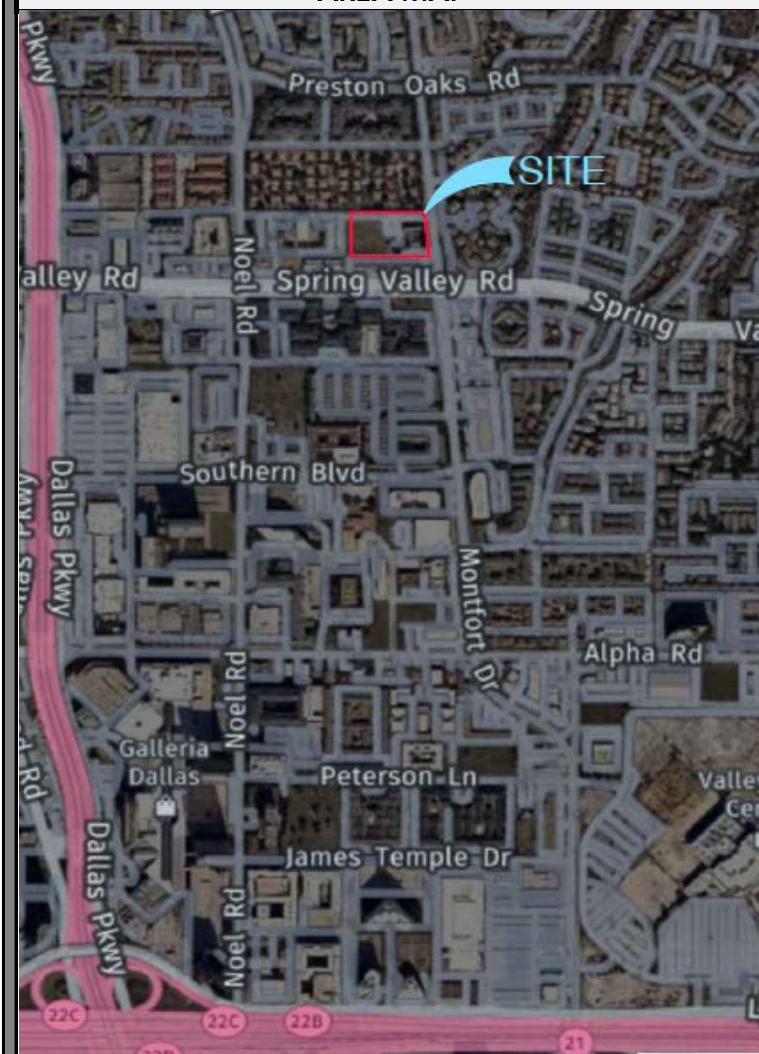
STRENGTHS/MITIGATING FACTORS

- Co-Developers currently developing / renovating 5
- Significant demand in the PMA.

WEAKNESSES/RISKS

- Expensive build

AREA MAP



AERIAL PHOTOGRAPH(S)



22120 Pecan Grove Apartments - Application Summary

PROPERTY IDENTIFICATION	
Application #	22120
Development	Pecan Grove Apartments
City / County	Winona / Smith
Region/Area	4 / Rural
Population	General
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1989)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$220,058	\$199,756	\$9,988/Unit	\$0.85

KEY PRINCIPALS / SPONSOR		
Lymac, LLC/Murray Calhoun Developer/General Contractor/Guarantor		
Robbye Meyer Consultant		
Related Parties	Contractor - Yes	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	20	100%	30%	2	10%
2	-	0%	40%	-	0%
3	-	0%	50%	4	20%
4	-	0%	60%	14	70%
TOTAL	20	100%	TOTAL	20	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	84.2%
Breakeven Occ.	89.2%	Breakeven Rent	\$554
Average Rent	\$578	B/E Rent Margin	\$24
Property Taxes	\$444/unit	Exemption/PILOT	0%
Total Expense	\$5,449/unit	Controllable	\$2,244/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	N/A		
Highest Unit Capture Rate	N/A	N/A	N/A
Dominant Unit Cap. Rate	N/A	N/A	N/A
Premiums (±60% Rents)	N/A		
Rent Assisted Units	17	85% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on SCR		
Avg. Unit Size	656 SF	Density	11.1/acre
Acquisition	\$18K/unit	\$354K	
Building Cost	\$77.65/SF	\$51K/unit	\$1,019K
Hard Cost	\$65K/unit		\$1,308K
Total Cost	\$117K/unit		\$2,344K
Developer Fee	\$243K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$176K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work	\$6K	9%	Finishes/Fixtures	\$25K 39%
Building Shell	\$16K	25%	Amenities	\$3K 4%
HVAC	\$6K	9%	Total Exterior	\$25K 42%
Appliances	\$4K	6%	Total Interior	\$35K 58%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA RD	30/50	1.00%	\$354,060	2.28	Pecan Grove Ltd. Partnership	0/0	0.00%	\$40,219	1.35	WNC	\$1,706,745
Adjustment to Debt Per § 11.302(c)(2)	30/50	1.00%	\$243,000	1.35						Lymac, L.C.C.	\$0
TOTAL DEBT (Must Pay)			\$597,060		CASH FLOW DEBT / GRANTS			\$40,219		TOTAL EQUITY SOURCES	\$1,706,745
										TOTAL DEBT SOURCES	\$637,279
										TOTAL CAPITALIZATION	\$2,344,024

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced developer (LIHTC & USDA)
- 17 USDA Rental Assistance Units (85% of total)

WEAKNESSES/RISKS

- 84.1% expense to income ratio

AREA MAP



AERIAL PHOTOGRAPH(S)



22124 Sunset Vista Seniors - Application Summary

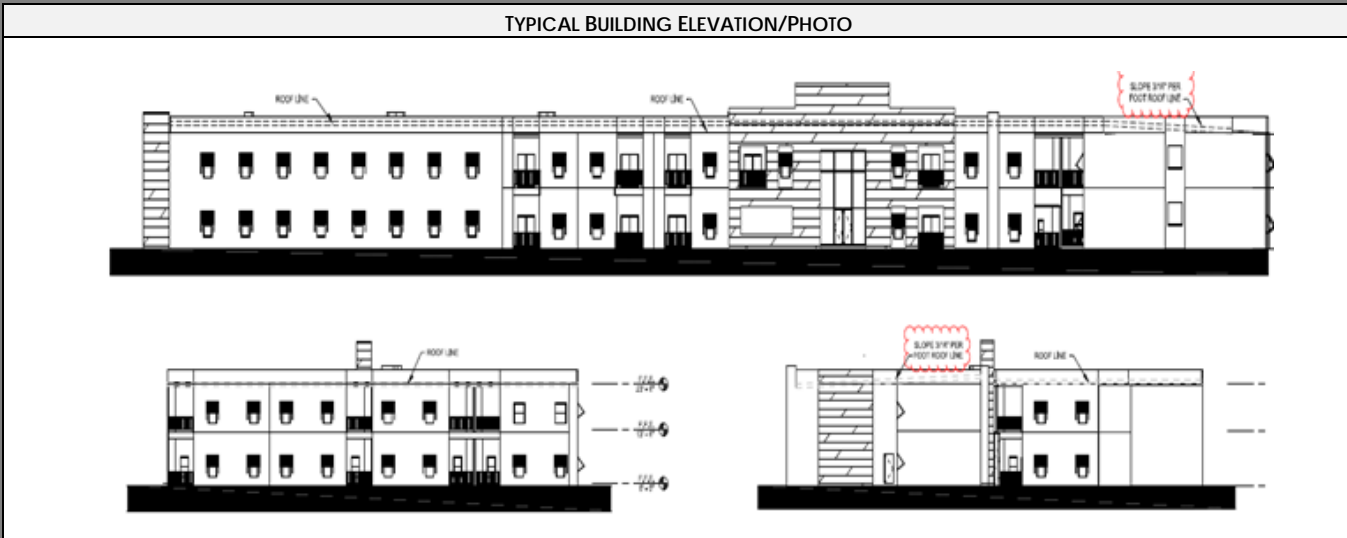
REAL ESTATE ANALYSIS DIVISION

July 13, 2022

PROPERTY IDENTIFICATION	
Application #	22124
Development	Sunset Vista Seniors
City / County	El Paso / El Paso
Region/Area	13 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

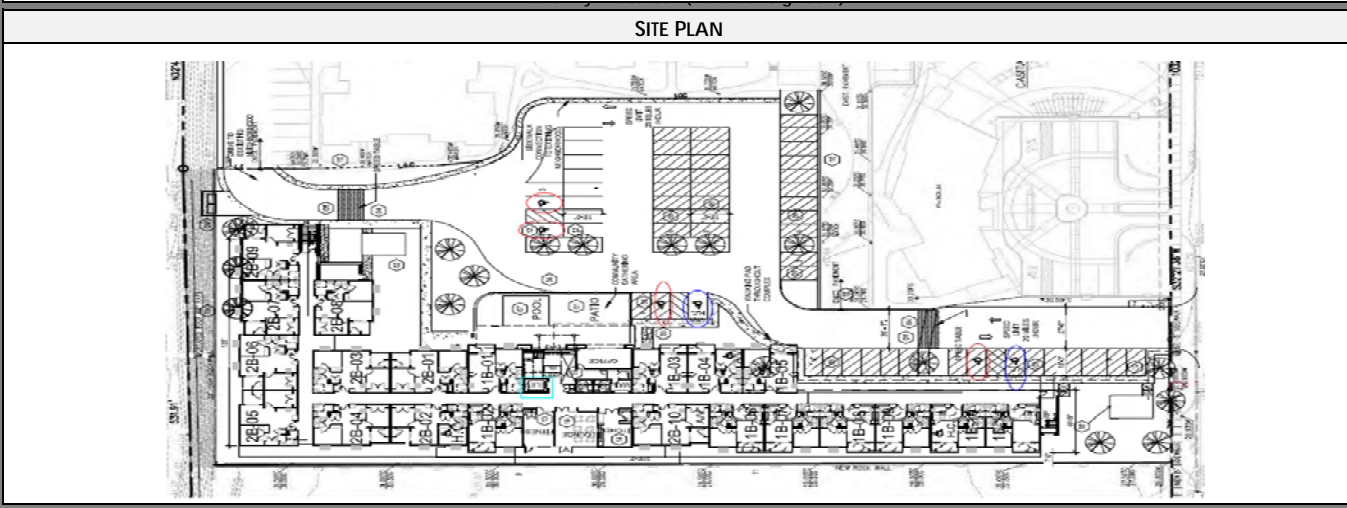
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$934,000	\$934,000	\$21,227/Unit \$0.88

KEY PRINCIPALS / SPONSOR			
Investment Builders Inc./Roy Lopez & Ike Monty Developer/Contractor/Guarantor			
Robbye Meyer Consultant			
Related Parties	Contractor -	Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	24	55%	30%	4	9%
2	20	45%	40%	-	0%
3	-	0%	50%	8	18%
4	-	0%	60%	28	64%
			MR	4	9%
TOTAL	44	100%	TOTAL	44	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.19	Expense Ratio	63.8%
Breakeven Occ.	87.1%	Breakeven Rent	\$591
Average Rent	\$628	B/E Rent Margin	\$38
Property Taxes	\$585/unit	Exemption/PILOT	0%
Total Expense	\$4,557/unit	Controllable	\$2,937/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.4%
Highest Unit Capture Rate	4%	1 BR/60%	14
Dominant Unit Cap. Rate	4%	1 BR/60%	14
Premiums (↑60% Rents)	Yes		\$74/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	799 SF	Density	23.3/acre
Acquisition		\$10K/unit	\$458K
Building Cost	\$121.00/SF	\$97K/unit	\$4,253K
Hard Cost		\$127K/unit	\$5,610K
Total Cost		\$222K/unit	\$9,748K
Developer Fee	\$1,474K	(2% Deferred)	Paid Year: 2
Contractor Fee	\$785K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Sterling Bank	15/40	5.70%	\$1,500,000	1.19						Affordable Equity Partners	\$8,218,378	
										Investment Builders, Inc	\$29,918	
TOTAL DEBT (Must Pay)			\$1,500,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$8,248,296	
											TOTAL DEBT SOURCES	\$1,500,000
											TOTAL CAPITALIZATION	\$9,748,296

CONDITIONS

- Receipt and acceptance by Cost Certification:
- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

RISK PROFILE

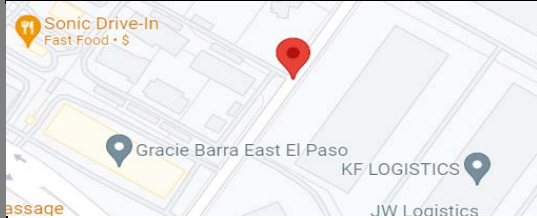
STRENGTHS/MITIGATING FACTORS

- Developer Experience (LIHTC)

WEAKNESSES/RISKS

- High Expense Ratio

AREA MAP



AERIAL PHOTOGRAPH(S)



22139 Hartwood at Clarblak - Application Summary

PROPERTY IDENTIFICATION	
Application #	22139
Development	Hartwood at Clarblak
City / County	Houston / Harris
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	New Construction

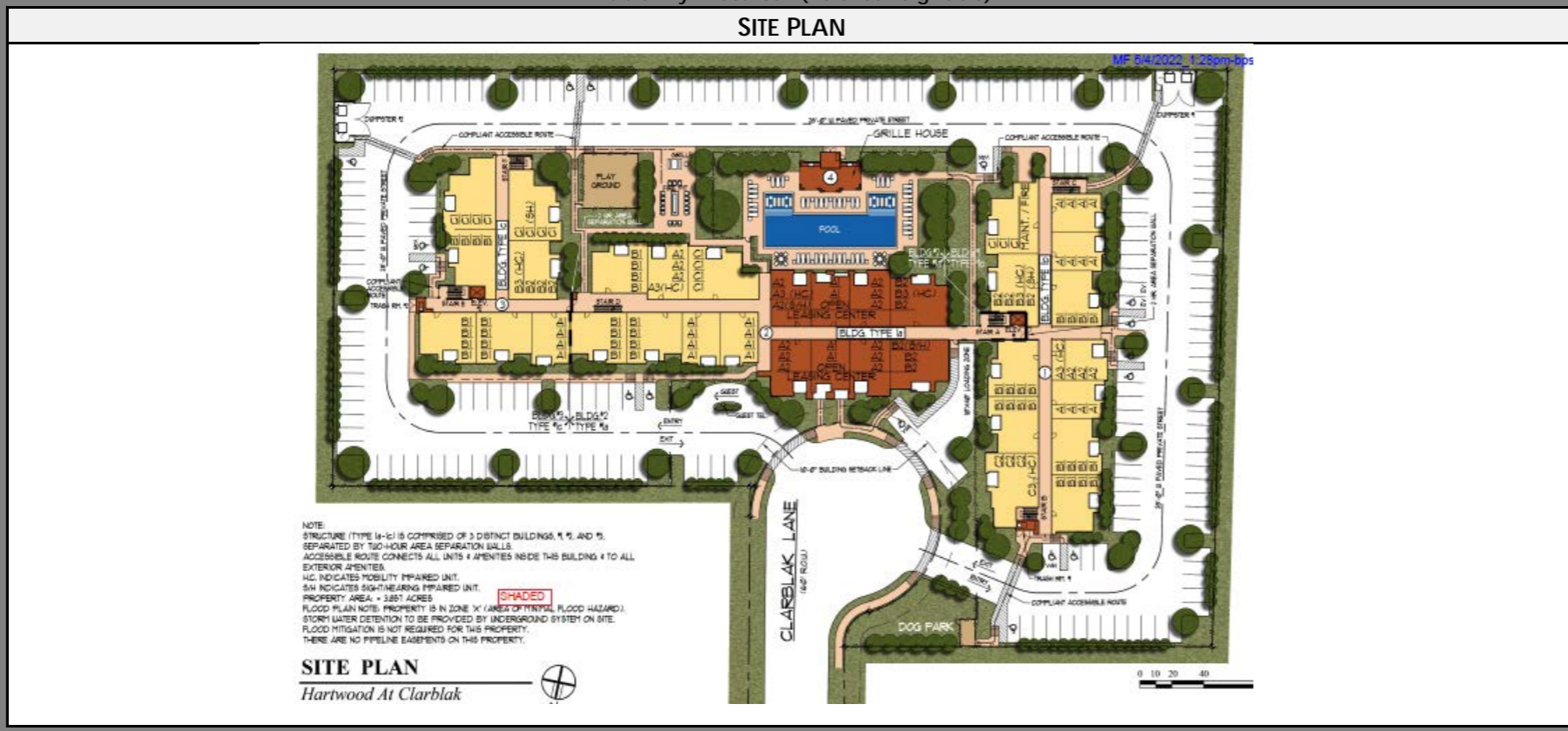
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$2,000,000	\$2,000,000	\$16,000/Unit \$0.97

KEY PRINCIPALS / SPONSOR		
Nantucket Housing, LLC (47.5% Owner, 42.5% Developer, 100% Guarantor)		
Blazer- Nantucket Holdings (80%) Chris Richardson 100%		
Blazer Land LLC (12.5% Owner, 36.7% Developer)		
Blazer-Nantucket Holdings, LLC (100%) Richco Rinehart Investments LLC (40% Owner, 5% Developer)		
Christian Fuqua, Anne Richardson, Leslie Denby		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	48	38%	30%	12	10%
2	58	46%	40%	-	0%
3	19	15%	50%	45	36%
4	-	0%	60%	55	44%
			70%	-	0%
			80%	-	0%
			MR	13	10%
TOTAL	125	100%	TOTAL	125	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	57.2%
Breakeven Occ.	87.2%	Breakeven Rent	\$785
Average Rent	\$834	B/E Rent Margin	\$49
Property Taxes	\$890/unit	Exemption/PILOT	0%
Total Expense	\$5,422/unit	Controllable	\$3,190/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			0.6%
Highest Unit Capture Rate	2%	1 BR/50%	17
Dominant Unit Cap. Rate	2%	2 BR/60%	27
Premiums (↑60% Rents)	Yes		\$91/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	903 SF	Density	32.4/acre
Acquisition		\$31K/unit	\$3,929K
Building Cost	\$111.99/SF	\$101K/unit	\$12,643K
Hard Cost		\$126K/unit	\$15,783K
Total Cost		\$222K/unit	\$27,717K
Developer Fee	\$2,870K	(37% Deferred)	Paid Year: 13
Contractor Fee	\$2,108K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bank of America	18/35	5.00%	\$7,815,000	1.07	City of Houston	0/0	0.00%	\$500	1.15	Bank of America, N.A.	\$19,398,060
Adjustment to Debt Per §11.302(c)(2)	18/35	5.00%	(\$560,000)	1.15						Clarblak Developers, LLC	\$1,063,508
TOTAL DEBT (Must Pay)			\$7,255,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$20,461,568
										TOTAL DEBT SOURCES	\$7,255,500
										TOTAL CAPITALIZATION	\$27,717,068

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - b: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Developer experienced with product and market
- Low gross capture rate
- Few LIHTC properties in PMA

WEAKNESSES/RISKS

- Interest rate risk
- Construction cost escalation risk
- Possible additional detention costs

AREA MAP



22153 Estacado Estates - Application Summary

PROPERTY IDENTIFICATION	
Application #	22153
Development	Estacado Estates
City / County	Amarillo / Randall
Region/Area	1 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

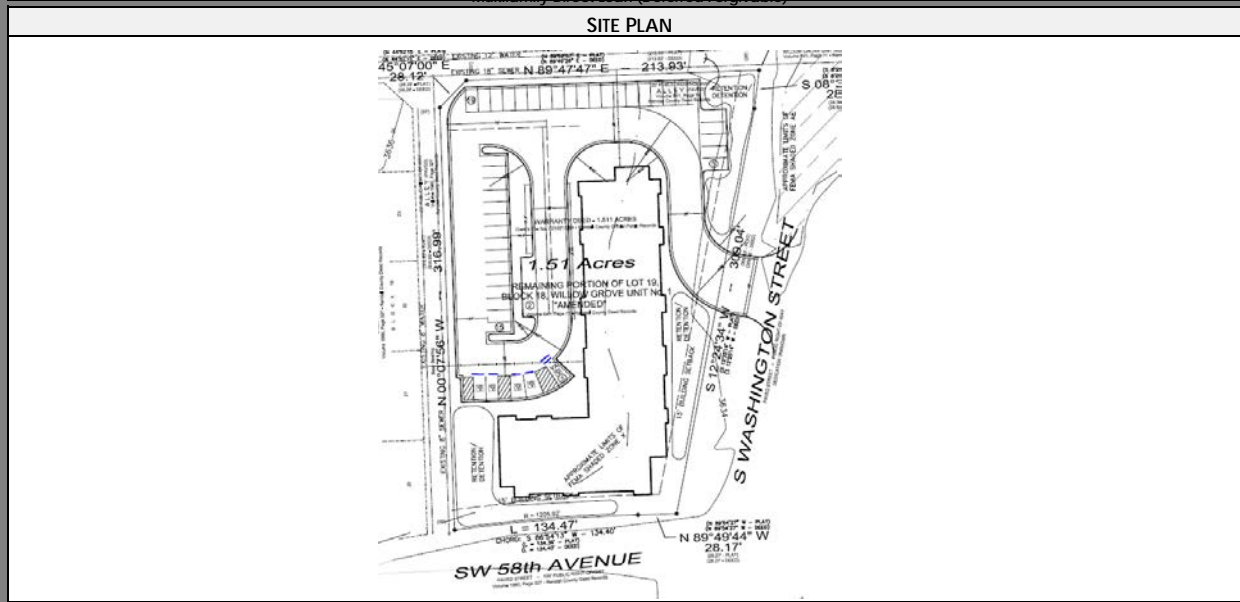
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$913,000	\$913,000	\$19,848/Unit	\$0.88	

KEY PRINCIPALS / SPONSOR			
JES Dev Co, Inc. Jeffrey Walker Smith			
Related Parties	Contractor -	Yes	Seller -
		No	



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	14	30%	30%	5	11%
2	32	70%	40%	-	0%
3	-	0%	50%	10	22%
4	-	0%	60%	31	67%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	46	100%	TOTAL	46	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	1.15	Expense Ratio	61.2%		
Breakeven Occ.	87.7%	Breakeven Rent	\$723		
Average Rent	\$763	B/E Rent Margin	\$41		
Property Taxes	\$861/unit	Exemption/PILOT	0%		
Total Expense	\$5,325/unit	Controllable	\$3,031/unit		



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	0.6%		
Highest Unit Capture Rate	3%	2 BR/60%	22
Dominant Unit Cap. Rate	3%	2 BR/60%	22
Premiums (±60% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	840 SF	Density	30.5/acre
Acquisition	\$122.46/SF	\$11K/unit	\$523K
Building Cost	\$103K/unit	\$130K/unit	\$4,734K
Hard Cost	\$130K/unit	\$5,974K	
Total Cost	\$224K/unit	\$10,323K	
Developer Fee	\$1,563K	(12% Deferred)	Paid Year: 9
Contractor Fee	\$836K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Sterling Bank	18/40	5.75%	\$2,100,000	1.15	JES Partnerships-Estacado, L.L.C	0/0	0.00%	\$110	1.15	Affordable Equity Partners, Inc.	\$8,032,793
										JES Dev Co, Inc.	\$190,210
TOTAL DEBT (Must Pay)			\$2,100,000		CASH FLOW DEBT / GRANTS			\$110		TOTAL EQUITY SOURCES	\$8,223,003
										TOTAL DEBT SOURCES	\$2,100,110
										TOTAL CAPITALIZATION	\$10,323,113

CONDITIONS

1 Receipt and acceptance by Cost Certification:

- a: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
- b: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

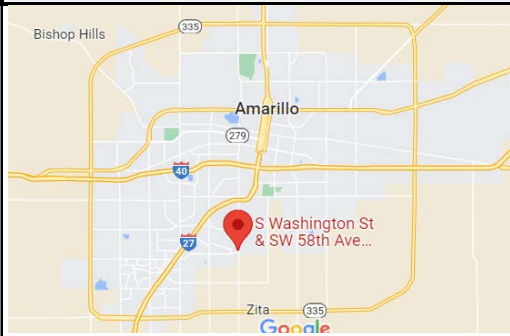
STRENGTHS/MITIGATING FACTORS

- Developer Experience
- Low gross capture rate
- Attractive elevator-served design should enhance leasing

WEAKNESSES/RISKS

- 61% Expense ratio
- Interest rate risk with debt coverage right at 1.15 times
- Parking ratio of only 1 space per unit

AREA MAP

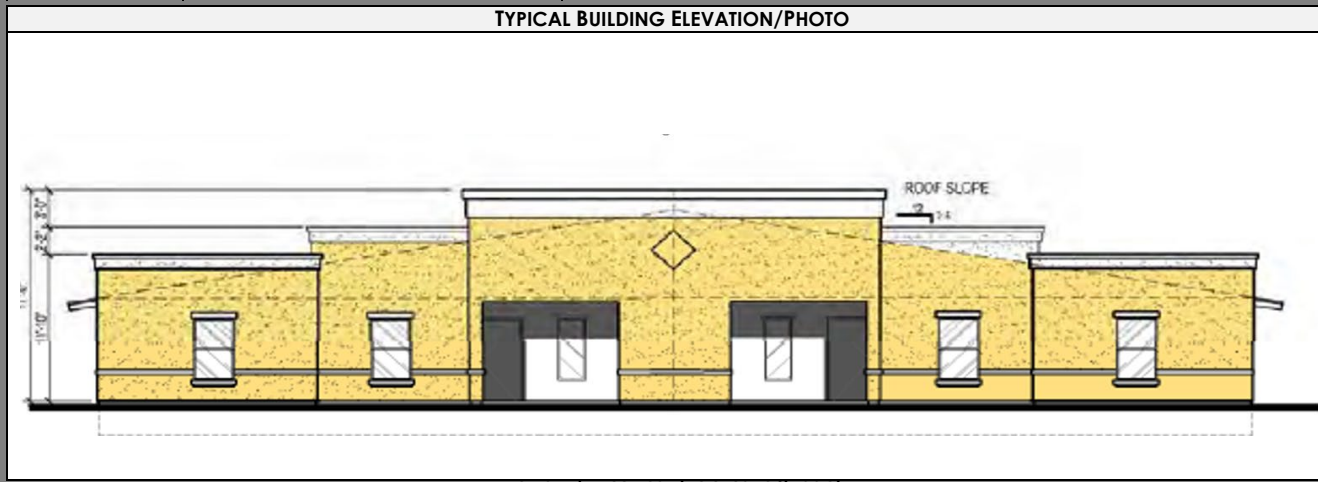


22191 Fiesta Palms - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 16, 2022

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	22191	TDHCA Program	Request	Recommended		
Development	Fiesta Palms			LIHTC (9% Credit)	\$1,100,000	\$1,100,000
City / County	Socorro / El Paso					
Region/Area	13 / Urban					
Population	General					
Set-Aside	General					
Activity	New Construction					

KEY PRINCIPALS / SPONSOR				
Tropicana Building II, LLC R.L. Bowling, IV				
Related Parties	Contractor -	Yes	Seller -	Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	12	15%	30%	6	8%
2	28	35%	40%	-	0%
3	28	35%	50%	6	8%
4	12	15%	60%	48	60%
			70%	-	0%
			80%	-	0%
			MR	20	25%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.28	Expense Ratio	53.3%
Breakeven Occ.	83.0%	Breakeven Rent	\$692
Average Rent	\$774	B/E Rent Margin	\$83
Property Taxes	\$625/unit	Exemption/PILOT	0%
Total Expense	\$4,756/unit	Controllable	\$2,919/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		2.7%	
Highest Unit Capture Rate	11%	3 BR/60%	15
Dominant Unit Cap. Rate	5%	2 BR/60%	18
Premiums (↑60% Rents)	Yes	\$237/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	977 SF	Density	14.3/acre
Acquisition		\$05K/unit	\$400K
Building Cost	\$105.98/SF	\$104K/unit	\$8,285K
Hard Cost		\$126K/unit	\$10,076K
Total Cost		\$193K/unit	\$15,458K
Developer Fee	\$1,915K	(48% Deferred)	Paid Year: 11
Contractor Fee	\$1,409K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Wells Fargo Bank, N.A.	18/35	5.00%	\$4,300,000	1.28						The Richman Group	\$10,230,000	
										Nevarez Palms II, Ltd	\$928,000	
TOTAL DEBT (Must Pay)			\$4,300,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$11,158,000
											TOTAL DEBT SOURCES	\$4,300,000
											TOTAL CAPITALIZATION	\$15,458,000

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Low gross capture rate
- Overall Feasibility Indicators
- Developer Experience (36 developments in El Paso County)

WEAKNESSES/RISKS

- Interest rate sensitivity
- Low parking ratio

AREA MAP



22193 Oak Avenue Lofts - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 17, 2022

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	22193	TDHCA Program	Request	Recommended	
Development	Oak Avenue Lofts	LIHTC (9% Credit)	\$2,000,000	\$1,975,594	\$24,390/Unit \$0.91
City / County	Houston / Harris				
Region/Area	6 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR		
<ul style="list-style-type: none"> DWR Development Group (60% Owner, 95% Developer, 100% Guarantor) Donna Rickenbacker 100% The Pierre Firm (40% Owner, 5% Developer) J Goodwille Pierre 100% 		
Related Parties	Contractor - TBD	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	33	41%	30%	9	11%
2	42	52%	40%	-	0%
3	6	7%	50%	33	41%
4	-	0%	60%	39	48%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	81	100%	TOTAL	81	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.21	Expense Ratio	63.1%
Breakeven Occ.	86.6%	Breakeven Rent	\$765
Average Rent	\$817	B/E Rent Margin	\$53
Property Taxes	\$878/unit	Exemption/PILOT	0%
Total Expense	\$5,799/unit	Controllable	\$3,225/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.2%
Highest Unit Capture Rate	6%	2 BR/50%	17
Dominant Unit Cap. Rate	3%	2 BR/60%	22

Rent Assisted Units	N/A
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DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	849 SF	Density	48.5/acre
Acquisition	\$35K/unit		\$2,800K
Building Cost	\$117.00/SF		\$99K/unit \$8,046K
Hard Cost			\$156K/unit \$12,649K
Total Cost			\$287K/unit \$23,236K
Developer Fee	\$2,541K	(30% Deferred)	Paid Year: 15
Contractor Fee	\$1,655K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
CapitalOne (HUD221(d)(4))	40/40	3.70%	\$4,500,000	1.21	City of Houston	0/0	0.00%	\$500	1.21	Hudson Housing	\$17,976,104	
TOTAL DEBT (Must Pay)					CASH FLOW DEBT / GRANTS					TOTAL EQUITY SOURCES		\$18,735,038
										TOTAL DEBT SOURCES		\$4,500,500
										TOTAL CAPITALIZATION		\$23,235,538

CONDITIONS

- Receipt and acceptance by Cost Certification:

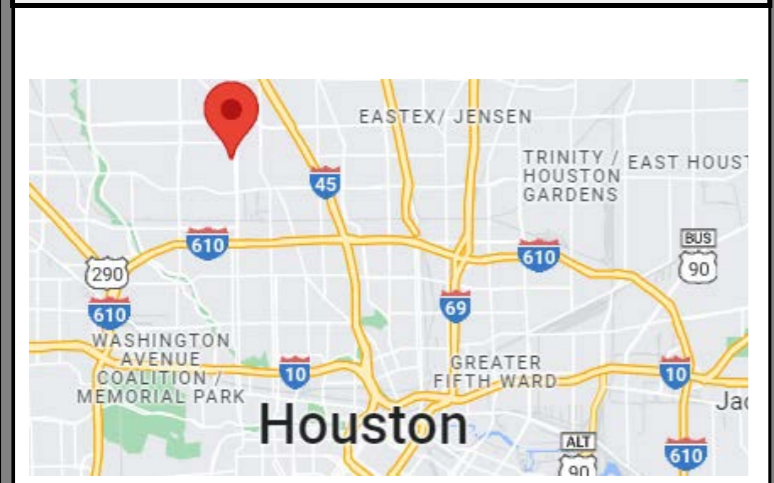
- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

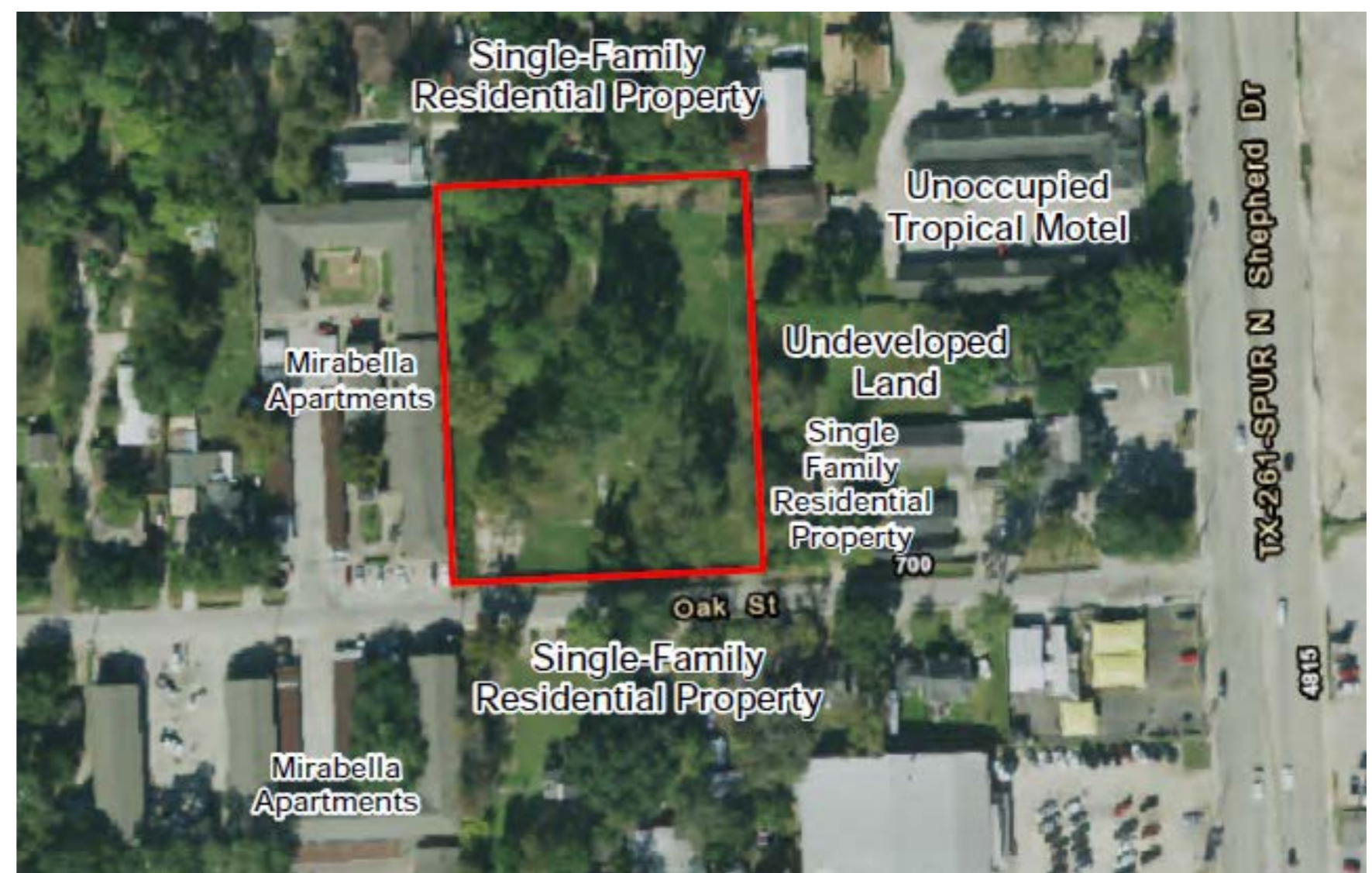


RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Developer experienced with product and market
▫	Low gross capture rate
▫	Proximity to employment opportunities, highways, shopping
WEAKNESSES/RISKS	
▫	Interest rate risk
▫	High costs of site work due to onsite retention
▫	Deferred developer fee not fully paid until Year 15

AREA MAP



AERIAL PHOTOGRAPH(S)



22195 Vista at Silver Oaks - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 15, 2022

PROPERTY IDENTIFICATION	
Application #	22195
Development	Vista at Silver Oaks
City / County	San Antonio / Bexar
Region/Area	9 / Urban
Population	General
Set-Aside	General
Activity	New Construction

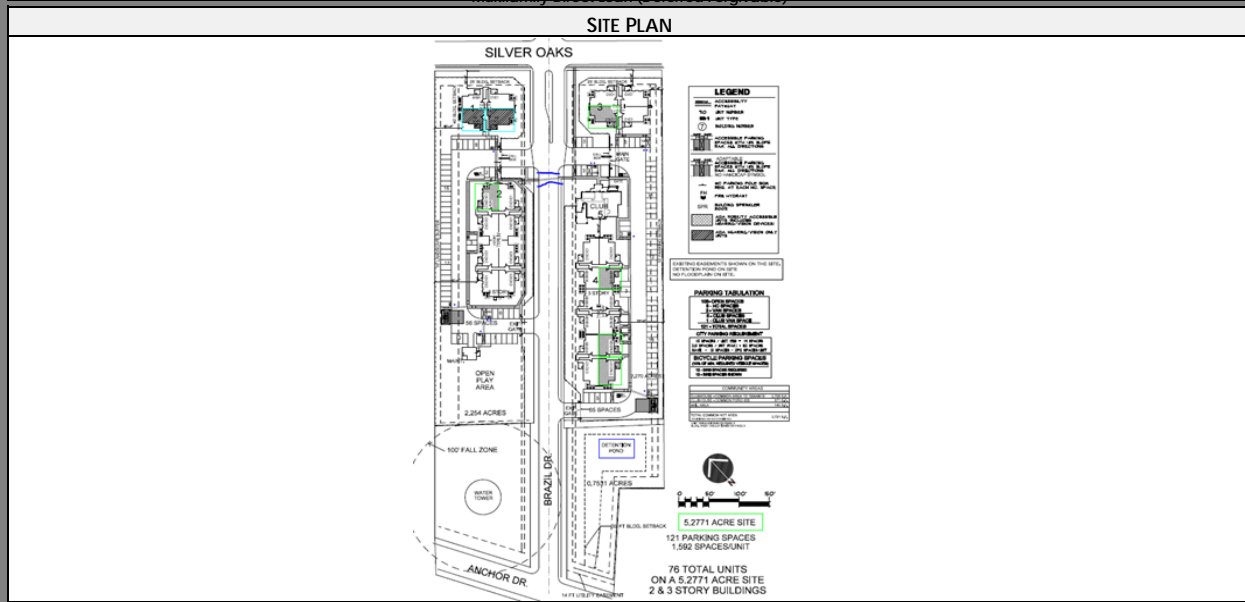
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$2,000,000	\$2,000,000	\$26,316/Unit	\$0.94	

KEY PRINCIPALS / SPONSOR				
<ul style="list-style-type: none"> Randy K. Weisburd / Birdie Development, LLC (70% of Fee) San Antonio Housing Facility Corporation (30% of Fee) 				
Related Parties	Contractor -	Yes	Seller -	No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	-	0%	30%	8	11%
2	28	37%	40%	-	0%
3	48	63%	50%	22	29%
4	-	0%	60%	46	61%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	76	100%	TOTAL	76	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	49.0%
Breakeven Occ.	86.3%	Breakeven Rent	\$820
Average Rent	\$881	B/E Rent Margin	\$61
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,952/unit	Controllable	\$3,357/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			0.9%
Highest Unit Capture Rate	11%	3 BR/60%	29
Dominant Unit Cap. Rate	11%	3 BR/60%	29
Premiums (+60% Rents)	N/A		N/A
Rent Assisted Units	N/A		N/A

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,004 SF	Density	14.4/acre
Acquisition		\$66K/unit	\$5,050K
Building Cost	\$94.53/SF	\$95K/unit	\$7,216K
Hard Cost		\$138K/unit	\$10,464K
Total Cost		\$328K/unit	\$24,952K
Developer Fee	\$2,362K	(15% Deferred)	Paid Year: 6
Contractor Fee	\$1,465K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Truist Bank	17/35	4.75%	\$5,810,000	1.15	City of San Antonio	0/0	0.00%	\$500	1.15	Truist Community Capital	\$18,798,120
										Vista at Silver Oaks Development, LLC	\$343,452
TOTAL DEBT (Must Pay)			\$5,810,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$19,141,572
										TOTAL DEBT SOURCES	\$5,810,500
										TOTAL CAPITALIZATION	\$24,952,072

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

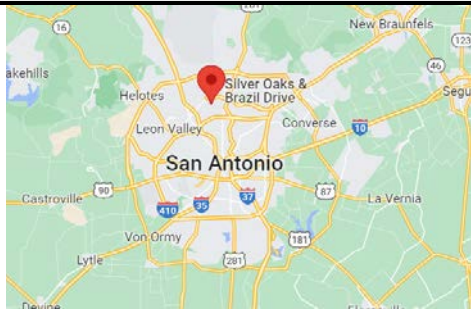
STRENGTHS/MITIGATING FACTORS

- Gross capture rate of 0.9%
- New construction and attractive design should enhance leasing
- Developer experience

WEAKNESSES/RISKS

- Interest rate sensitivity
- Feasibility relies on full property tax exemption
- Rising material costs could adversely affect budget

AREA MAP



AERIAL PHOTOGRAPH(S)

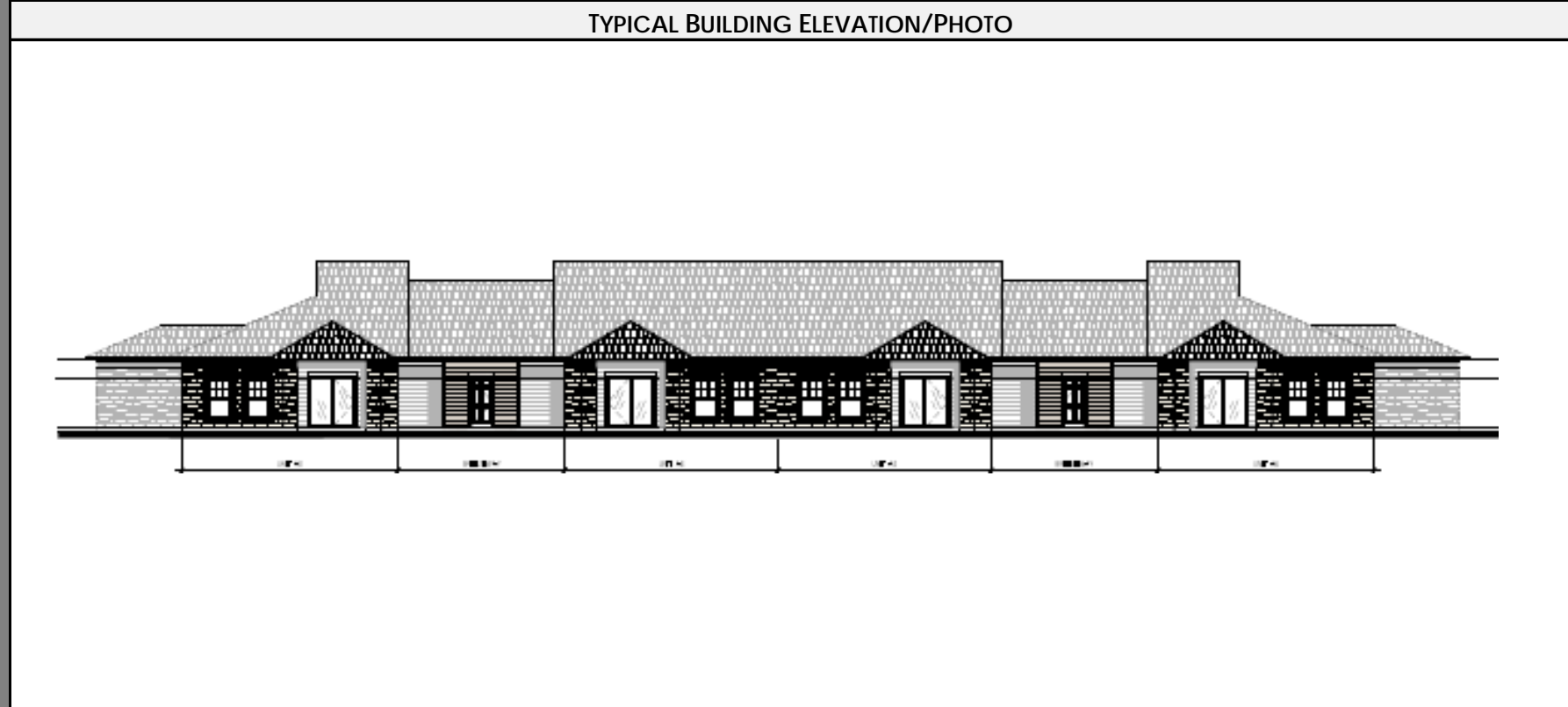


22208 Fishpond at Walker - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 21, 2022

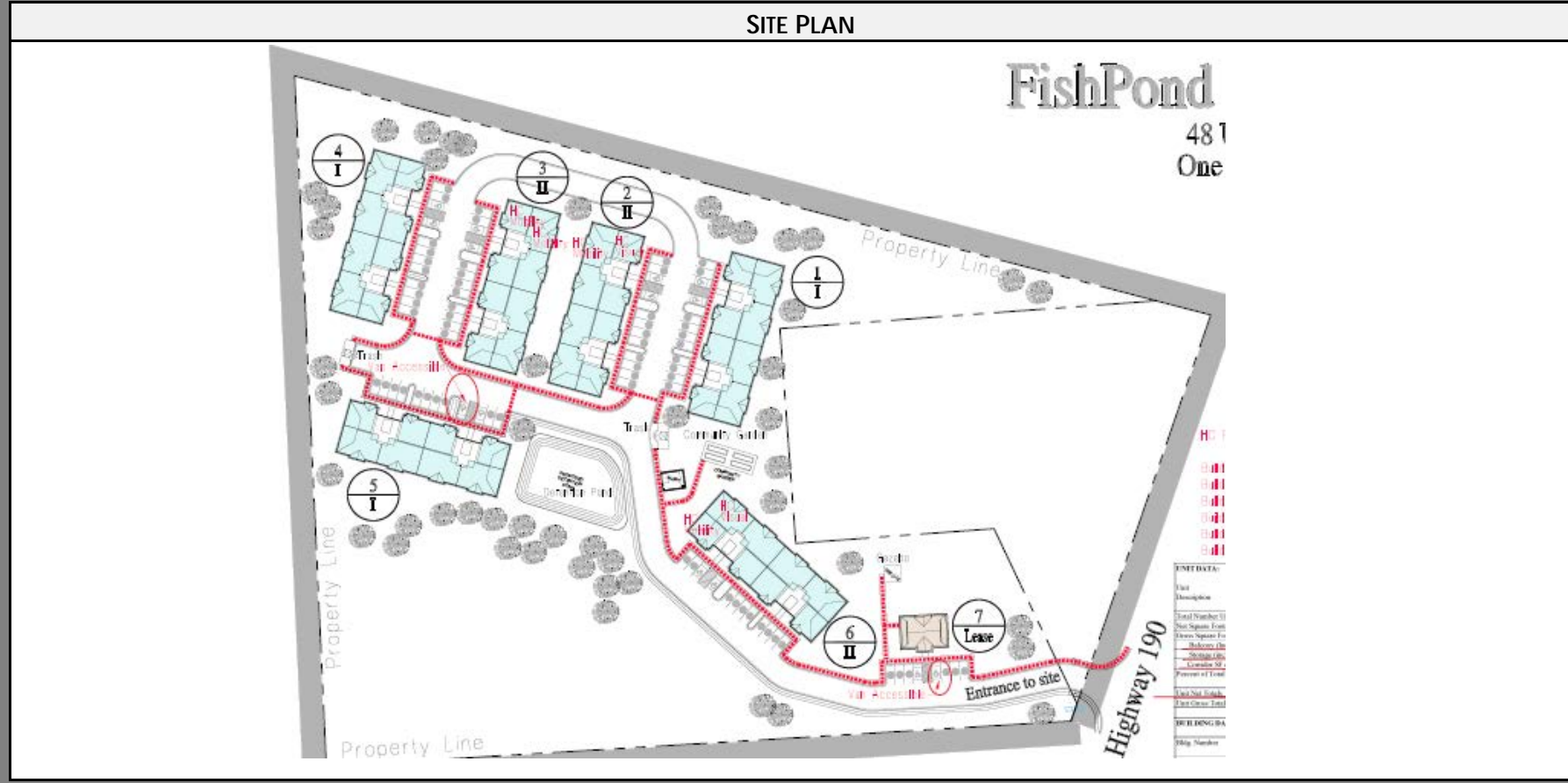
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	22208	TDHCA Program	Request	Recommended	
Development	Fishpond at Walker	LIHTC (9% Credit)	\$900,000	\$900,000	\$18,750/Unit \$0.88
City / County	Huntsville / Walker				
Region/Area	6 / Rural				
Population	Elderly Limitation				
Set-Aside	Rural				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR		
Fish Pond Development LLC (60% Owner, 100% Developer, 100% Guarantor) David Fournier 100% BETCO Consulting LLC (40% Owner) Lora Myrick 46%, Bruce Spitzengel 25%, Eric Hartzell 10%		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	24	50%	30%	4	8%
2	24	50%	40%	-	0%
3	-	0%	50%	8	17%
4	-	0%	60%	36	75%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.30	Expense Ratio	62.2%
Breakeven Occ.	84.5%	Breakeven Rent	\$627
Average Rent	\$688	B/E Rent Margin	\$61
Property Taxes	\$625/unit	Exemption/PILOT	0%
Total Expense	\$4,889/unit	Controllable	\$3,031/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	3.1%		
Highest Unit Capture Rate	12%	2 BR/60%	18
Dominant Unit Cap. Rate	7%	1 BR/60%	18

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	813 SF	Density	6.1/acre
Acquisition	\$10K/unit		\$499K
Building Cost	\$101.67/SF	\$83K/unit	\$3,968K
Hard Cost		\$118K/unit	\$5,666K
Total Cost		\$217K/unit	\$10,432K
Developer Fee	\$1,547K	(33% Deferred)	Paid Year: 15
Contractor Fee	\$793K	30% Boost	Yes

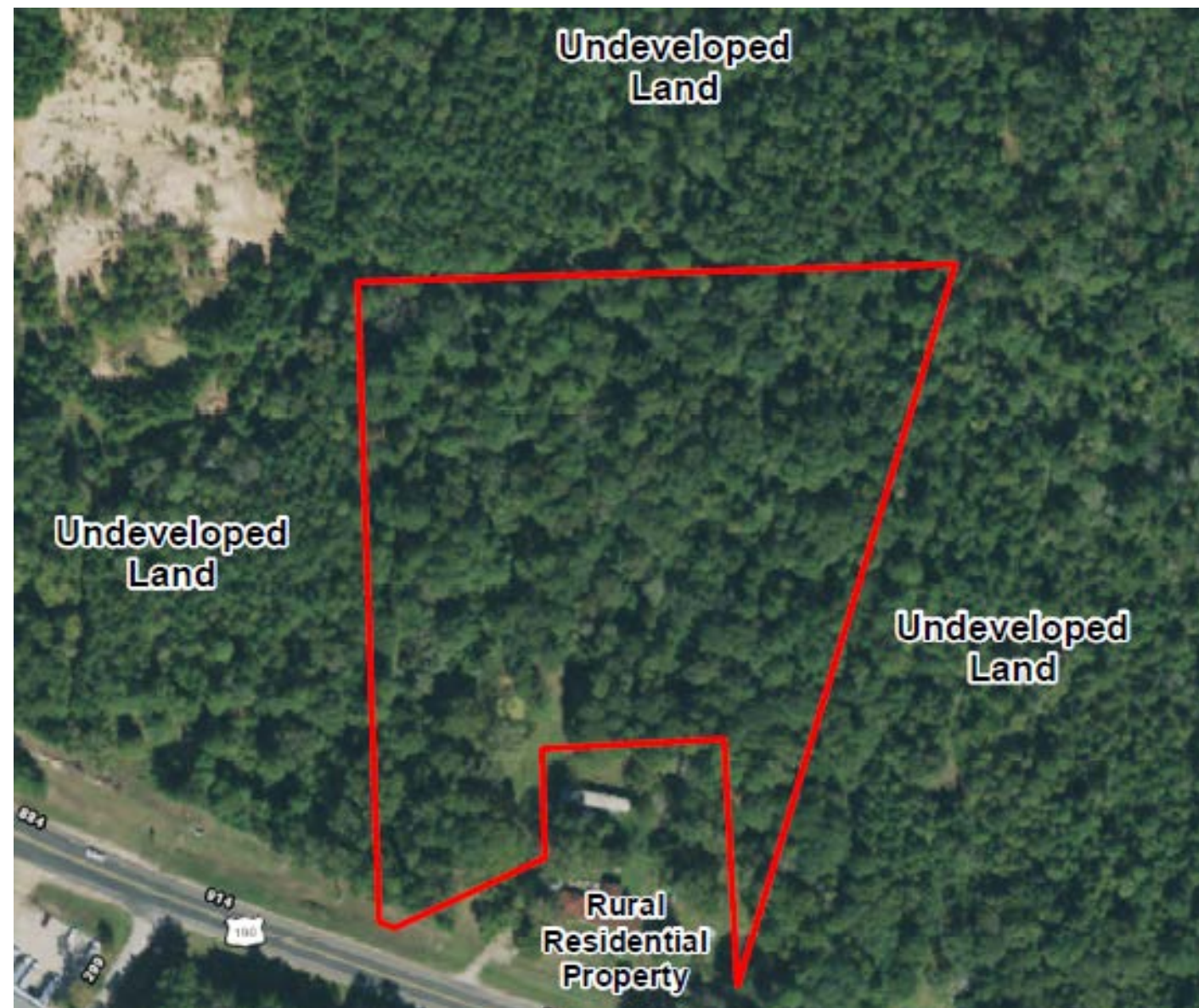
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Community Bank of Texas	15/35	4.25%	\$2,000,000	1.30	City of Huntsville	0/0	0.00%	\$250	1.30	PNC Real Estate	\$7,919,208
										Fish Pond Development, LLC	\$512,399
TOTAL DEBT (Must Pay)			\$2,000,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL EQUITY SOURCES	\$8,431,607
										TOTAL DEBT SOURCES	\$2,000,250
										TOTAL CAPITALIZATION	\$10,431,857

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

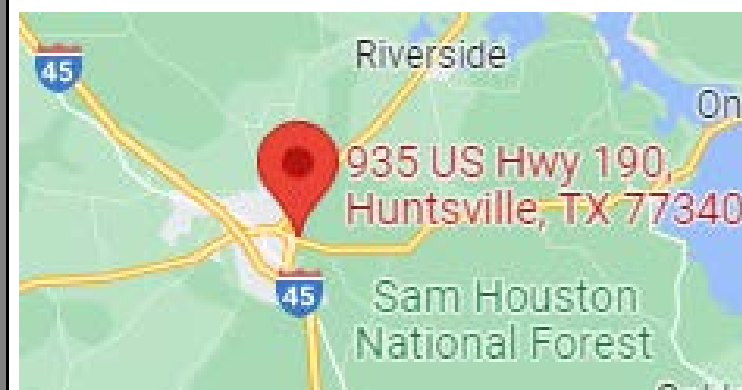
STRENGTHS/MITIGATING FACTORS

- Low capture rates
- Developer experienced in market and product
- Attractive single story product should enhance leasing for seniors.

WEAKNESSES/RISKS

- Low 15 year cash flow
- Interest rate risk

AREA MAP



22212 Fish Pond at Victoria - Application Summary

PROPERTY IDENTIFICATION	
Application #	22212
Development	Fish Pond at Victoria
City / County	Victoria / Victoria
Region/Area	10 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

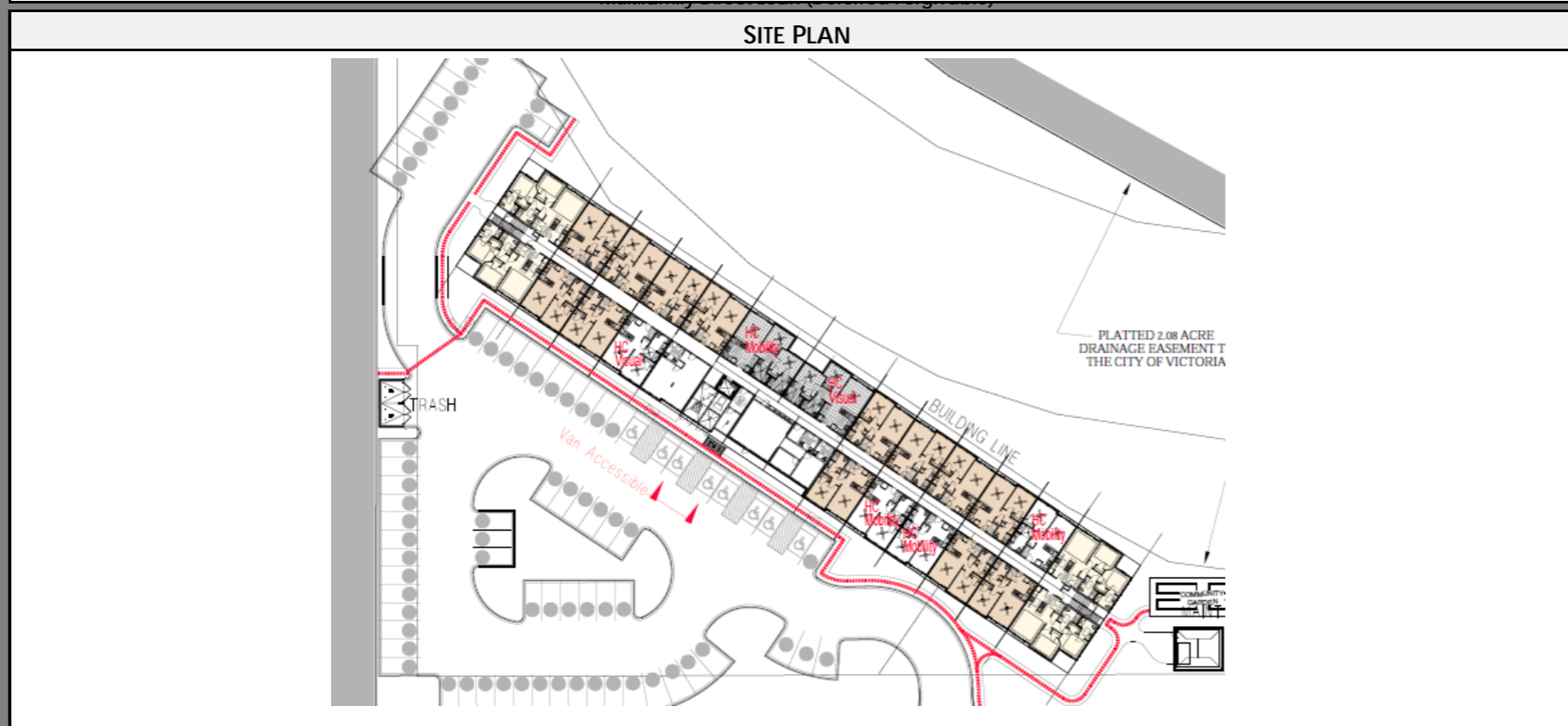
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$1,157,271	\$1,157,271	\$15,430/Unit \$0.88

KEY PRINCIPALS / SPONSOR		
<ul style="list-style-type: none"> Fish Pond Development LLC 60% Owner, 100% Developer, 100% Guarantor David Fournier 100% Sole member BETCO Consulting LLC 40% Owner Lora Myrick, Bruce Spitzengel, Eric Hartzell, Tres Davis, Teresa Shell 		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	57	76%	30%	8	11%
2	18	24%	40%	-	0%
3	-	0%	50%	15	20%
4	-	0%	60%	52	69%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	75	100%	TOTAL	75	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.27	Expense Ratio	⚠ 65.0%
Breakeven Occ.	✓ 85.5%	Breakeven Rent	\$657
Average Rent	\$712	B/E Rent Margin	⚠ \$55
Property Taxes	\$533/unit	Exemption/PILOT	0%
Total Expense	\$5,278/unit	Controllable	\$3,288/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓		1.1%
Highest Unit Capture Rate	✓	3% 1 BR/60%	36
Dominant Unit Cap. Rate	✓	3% 1 BR/60%	36

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	725 SF	Density	18.2/acre
Acquisition		\$09K/unit	\$675K
Building Cost	\$106.83/SF	\$77K/unit	\$5,810K
Hard Cost		\$101K/unit	\$7,560K
Total Cost		\$178K/unit	\$13,349K
Developer Fee	\$1,558K	(7% Deferred)	Paid Year: 3
Contractor Fee	\$1,058K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Community Bank of Texas	15/35	4.25%	\$3,050,000	1.27	City of Victoria	0/0	0.00%	\$500	1.27	PNC	\$10,182,966
										FishPond Development, LLC	\$115,567
TOTAL DEBT (Must Pay)			\$3,050,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$10,298,533
										TOTAL DEBT SOURCES	\$3,050,500
										TOTAL CAPITALIZATION	\$13,349,033

CONDITIONS

– Receipt and acceptance by Cost Certification:

- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

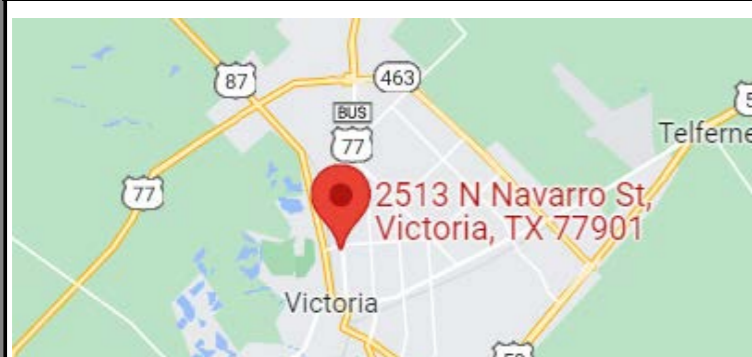
STRENGTHS/MITIGATING FACTORS

- Low Gross Capture Rate
- No new senior LIHTC properties since 2007
- Attractive new construction, elevator served building should enhance leasing for seniors.
- Proximity to medical facilities and pharmacy

WEAKNESSES/RISKS

- Interest rate risk
- Rising material costs could adversely affect budget

AREA MAP



22228 Celebration Tyler - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 9, 2022

PROPERTY IDENTIFICATION	
Application #	22228
Development	Celebration Tyler
City / County	Tyler / Smith
Region/Area	4 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

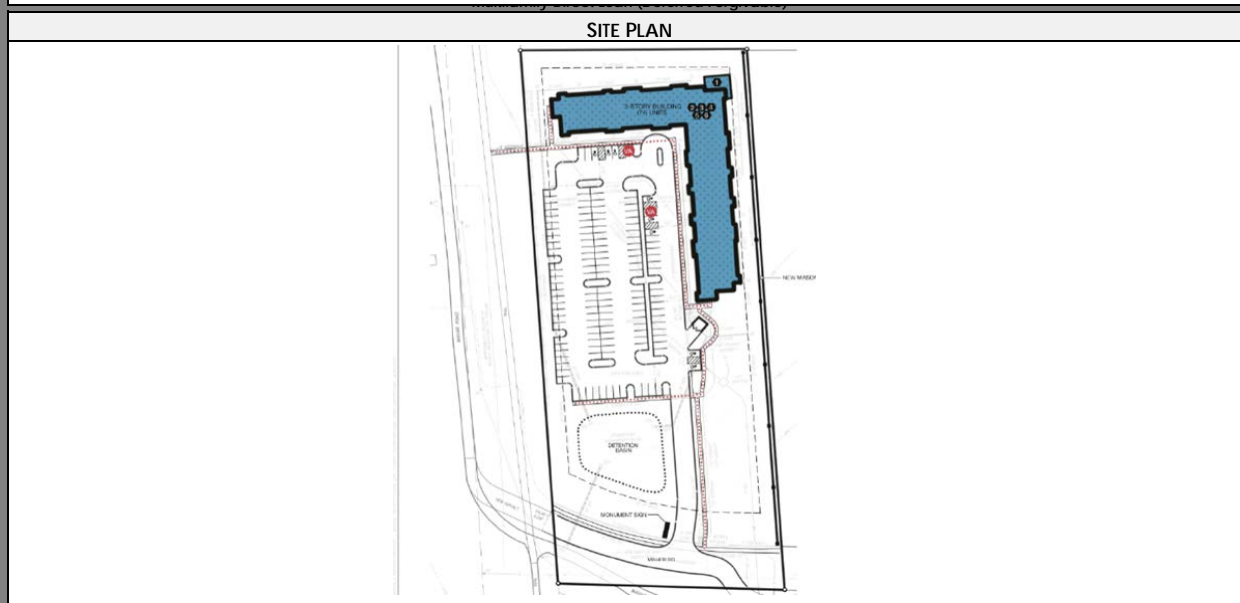
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,575,000	\$1,575,000	\$21,284/Unit	\$0.87	

KEY PRINCIPALS / SPONSOR			
JES Dev Co, Inc. Jeffrey Walker Smith			
Related Parties	Contractor -	Yes	Seller -
		No	



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	24	32%	30%	8	11%
2	50	68%	40%	-	0%
3	-	0%	50%	15	20%
4	-	0%	60%	51	69%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	74	100%	TOTAL	74	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	1.15		Expense Ratio	62.2%	
Breakeven Occ.	87.9%		Breakeven Rent	\$686	
Average Rent	\$723		B/E Rent Margin	\$37	
Property Taxes	\$730/unit		Exemption/PILOT	0%	
Total Expense	\$5,132/unit		Controllable	\$2,974/unit	



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			4.1%
Highest Unit Capture Rate	17%	2 BR/60%	36
Dominant Unit Cap. Rate	17%	2 BR/60%	36
Premiums (>60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	838 SF	Density	14.6/acre
Acquisition	\$17K/unit		\$1,285K
Building Cost	\$120.78/SF	\$101K/unit	\$7,488K
Hard Cost		\$136K/unit	\$10,093K
Total Cost		\$227K/unit	\$16,817K
Developer Fee	\$1,935K	(6% Deferred)	Paid Year: 4
Contractor Fee	\$1,413K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Sterling Bank	18/35	5.75%	\$3,010,000	1.15	JES Partnerships-Celebration, L.L.C.	0/0	0.00%	\$110	1.15	Affordable Equity Partners, Inc.	\$13,699,760
										JES Dev Co, Inc.	\$107,111
TOTAL DEBT (Must Pay)			\$3,010,000		CASH FLOW DEBT / GRANTS			\$110		TOTAL EQUITY SOURCES	\$13,806,871
										TOTAL DEBT SOURCES	\$3,010,110
										TOTAL CAPITALIZATION	\$16,816,981

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Developer Experience
- Low gross capture rate
- Attractive elevator-served design should enhance leasing

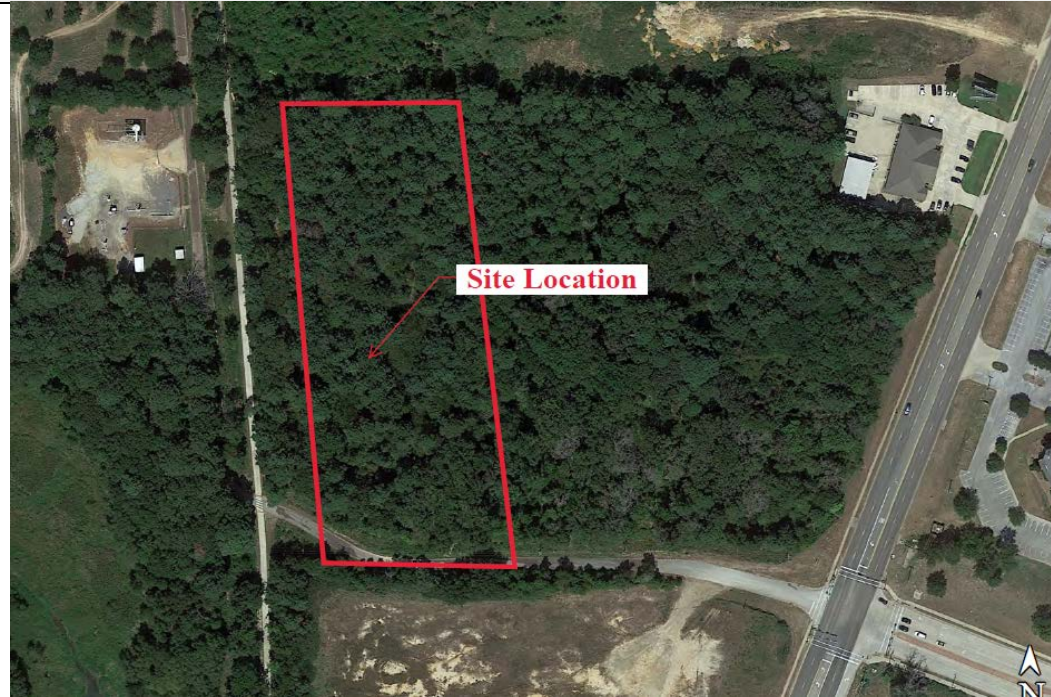
WEAKNESSES/RISKS

- High expense ratio (62%)
- Debt coverage right at 1.15 times
- Low visibility with single point of access

AREA MAP



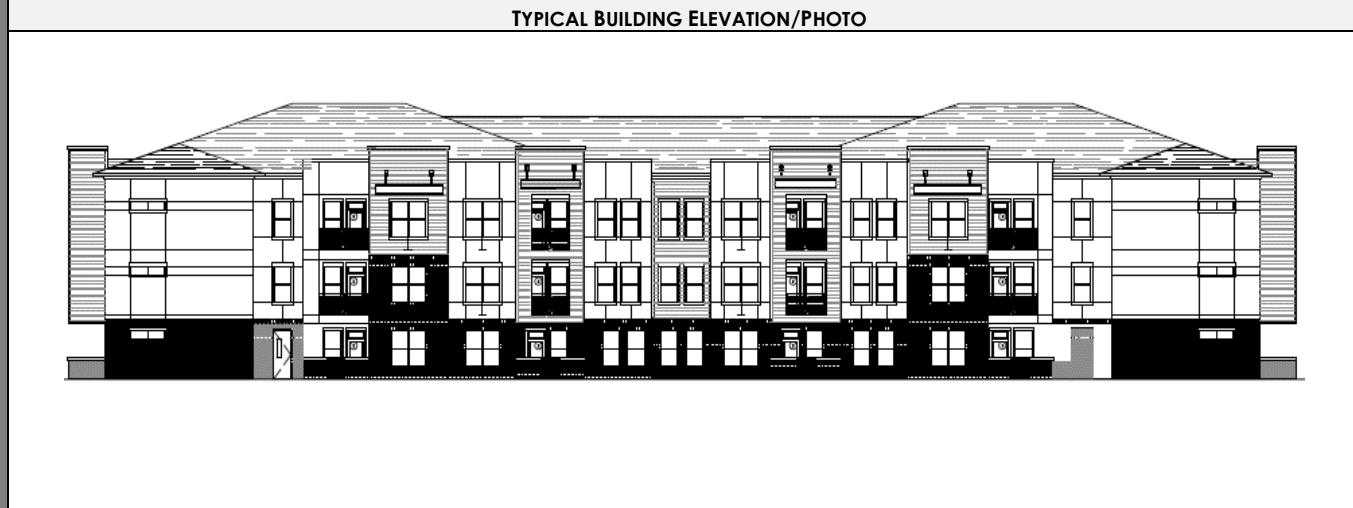
AERIAL PHOTOGRAPH(S)



22234 Westview Heights at Denton - Application Summary

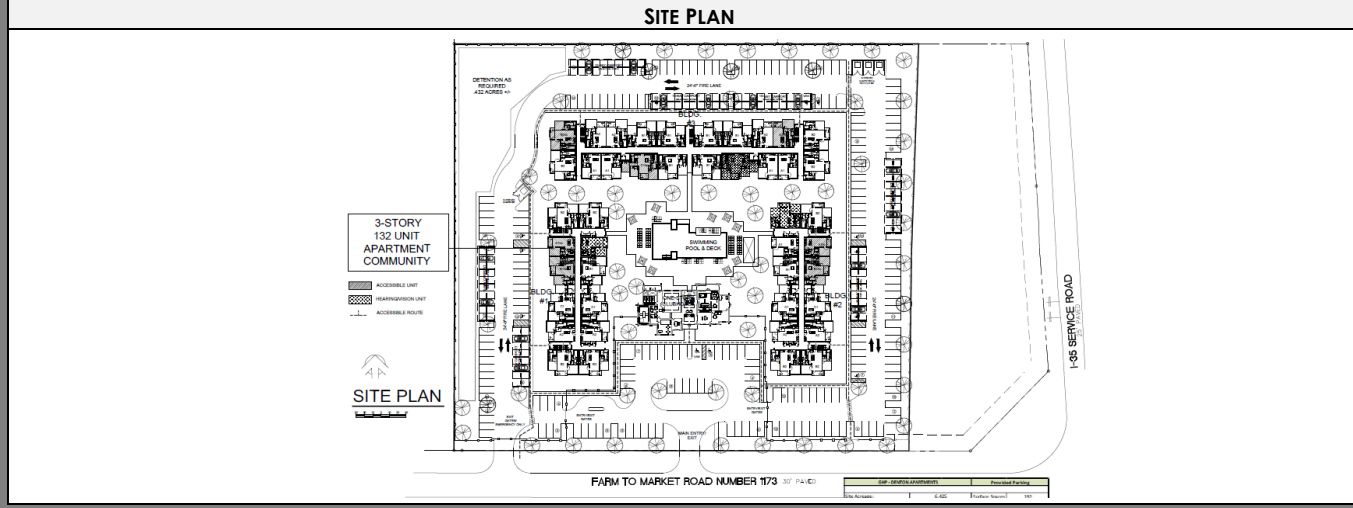
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	22234	TDHCA Program	Request	Recommended		
Development	Westview Heights at Denton			LIHTC (9% Credit)	\$2,000,000	\$2,000,000
City / County	Denton / Denton					
Region/Area	3 / Urban					
Population	General					
Set-Aside	General					
Activity	New Construction					

KEY PRINCIPALS / SPONSOR			
Adrian Iglesias & Chris Applequist / Generation Housing Partners, LLC			
Related Parties	Contractor -	No	Seller -
		No	No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	48	36%	30%	11	8%
2	66	50%	40%	-	0%
3	18	14%	50%	44	33%
4	-	0%	60%	55	42%
			MR	22	17%
TOTAL	132	100%	TOTAL	132	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.20	Expense Ratio	✓ 47.9%
Breakeven Occ.	✓ 84.5%	Breakeven Rent	\$920
Average Rent	\$1,009	B/E Rent Margin	✓ \$89
Property Taxes	\$1,088/unit	Exemption/PILOT	0%
Total Expense	\$5,447/unit	Controllable	\$3,053/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	①	8.7%	
Highest Unit Capture Rate	① 35%	3 BR/60%	8
Dominant Unit Cap. Rate	① 34%	2 BR/60%	34
Premiums (>60% Rents)	Yes	✓	\$137/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	916 SF	Density	20.6/acre
Acquisition		\$23K/unit	\$3,030K
Building Cost	\$114.00/SF	\$104K/unit	\$13,787K
Hard Cost		\$127K/unit	\$16,774K
Total Cost		\$228K/unit	\$30,159K
Developer Fee	\$3,302K	(37% Deferred)	Paid Year: 8
Contractor Fee	\$2,348K	30% Boost	Yes

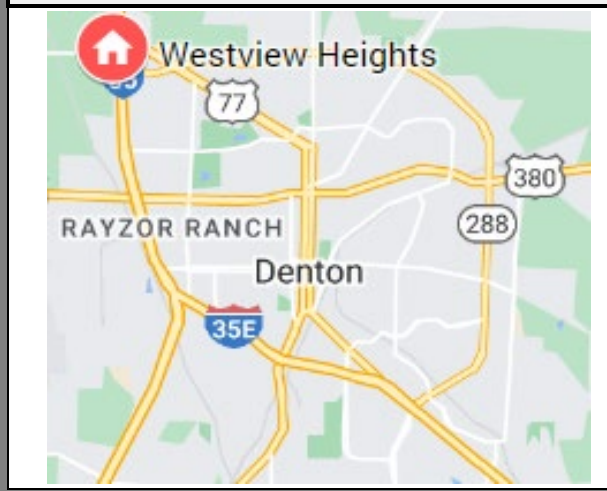
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bellwether Enterprise	18/35	4.75%	\$11,100,000	1.20	City of Denton Fee Reduction	0/0	0.00%	\$500	1.20	Monarch Private Capital	\$17,598,240
										TX Westview Developer, LLC	\$1,237,932
TOTAL DEBT (Must Pay)			\$11,100,000		CASH FLOW DEBT / GRANTS			\$222,500		TOTAL EQUITY SOURCES	\$18,836,172
										TOTAL DEBT SOURCES	\$11,322,500
										TOTAL CAPITALIZATION	\$30,158,672

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
◦	Affordable projects in PMA are 98.7% occupied
◦	New construction and attractive design should enhance leasing
◦	Developer Experience
WEAKNESSES/RISKS	
◦	Interest rate sensitivity
◦	Rising material cost could adversely affect budget
◦	On outer loop of City



AERIAL PHOTOGRAPH(s)



22273 Coral Hills - Application Summary

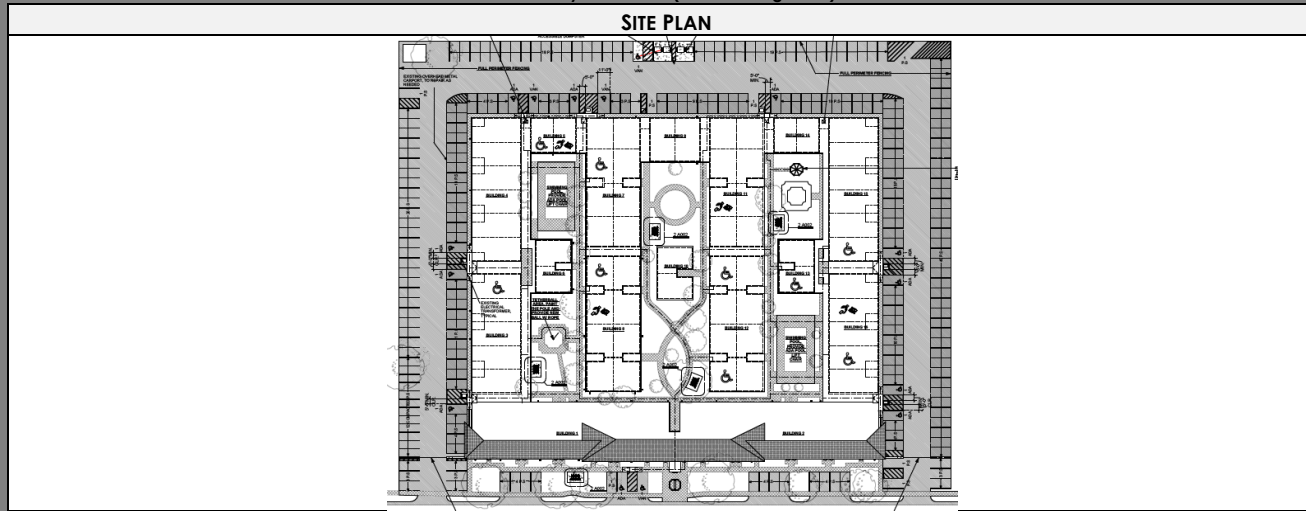
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	22273	TDHCA Program	Request	Recommended	
Development	Coral Hills	LIHTC (9% Credit)	\$1,642,427	\$1,642,348	\$9,549/Unit \$0.88
City / County	Houston / Harris				
Region/Area	6 / Urban				
Population	General				
Set-Aside	At-Risk				
Activity	Acquisition/Rehab (Built in 1973)				

KEY PRINCIPALS / SPONSOR		
Envolve Communities Forrest Yarbrough		
Related Parties	Contractor - No	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	121	70%	30%	18	10%
2	51	30%	40%	-	0%
3	-	0%	50%	69	40%
4	-	0%	60%	85	49%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	172	100%	TOTAL	172	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	64.4%
Breakeven Occ.	84.0%	Breakeven Rent	\$683
Average Rent	\$754	B/E Rent Margin	\$72
Property Taxes	\$830/unit	Exemption/PILOT	0%
Total Expense	\$5,606/unit	Controllable	\$3,409/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		N/A	
DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on SCR	
Avg. Unit Size	789 SF	Density	38.4/acre
Acquisition		\$53K/unit	\$9,100K
Building Cost	\$42.44/SF	\$33K/unit	\$5,756K
Hard Cost		\$40K/unit	\$6,805K
Total Cost		\$131K/unit	\$22,520K
Developer Fee	\$2,636K	(10% Deferred)	Paid Year: 2
Contractor Fee	\$953K	30% Boost	Yes
REHABILITATION COSTS / UNIT			
Site Work	\$2K	5%	Finishes/Fixture \$16K 44%
Building Shell	\$11K	29%	Amenities \$1K 2%
HVAC	\$5K	13%	Total Exterior \$13K 36%
Appliances	\$2K	7%	Total Interior \$23K 64%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bellwether FHA 221 (d)(4)	40/40	3.75%	\$7,800,000	1.35	City of Houston (TIRZ)	0/0	0.00%	\$500	1.35	Affordable Equity Partners	\$14,451,220
										Involve Communities	\$268,413
TOTAL DEBT (Must Pay)			\$7,800,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,719,633
										TOTAL DEBT SOURCES	\$7,800,500
										TOTAL CAPITALIZATION	\$22,520,133

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - a: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials and lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - b: Certification that water was tested for the presence of lead and any recommended mitigation measures were implemented due to the age of the building and on-site pipes.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

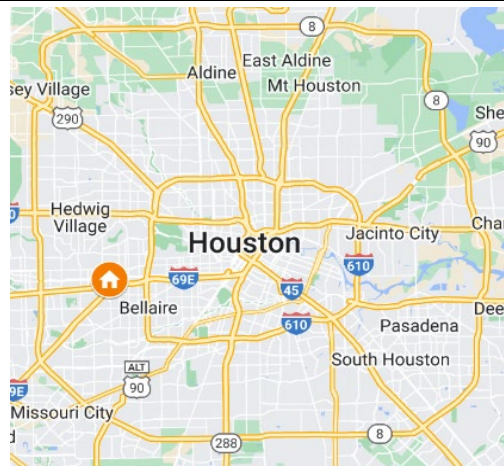
STRENGTHS/MITIGATING FACTORS

- Overall Feasibility Indicators
- Debt coverage at 1.35 times
- Over 50% of parking provided is covered parking

WEAKNESSES/RISKS

- No washer/dryer hook-ups in units (separate laundry)
- High expense ratio
- 49 year old development may have less appeal

AREA MAP

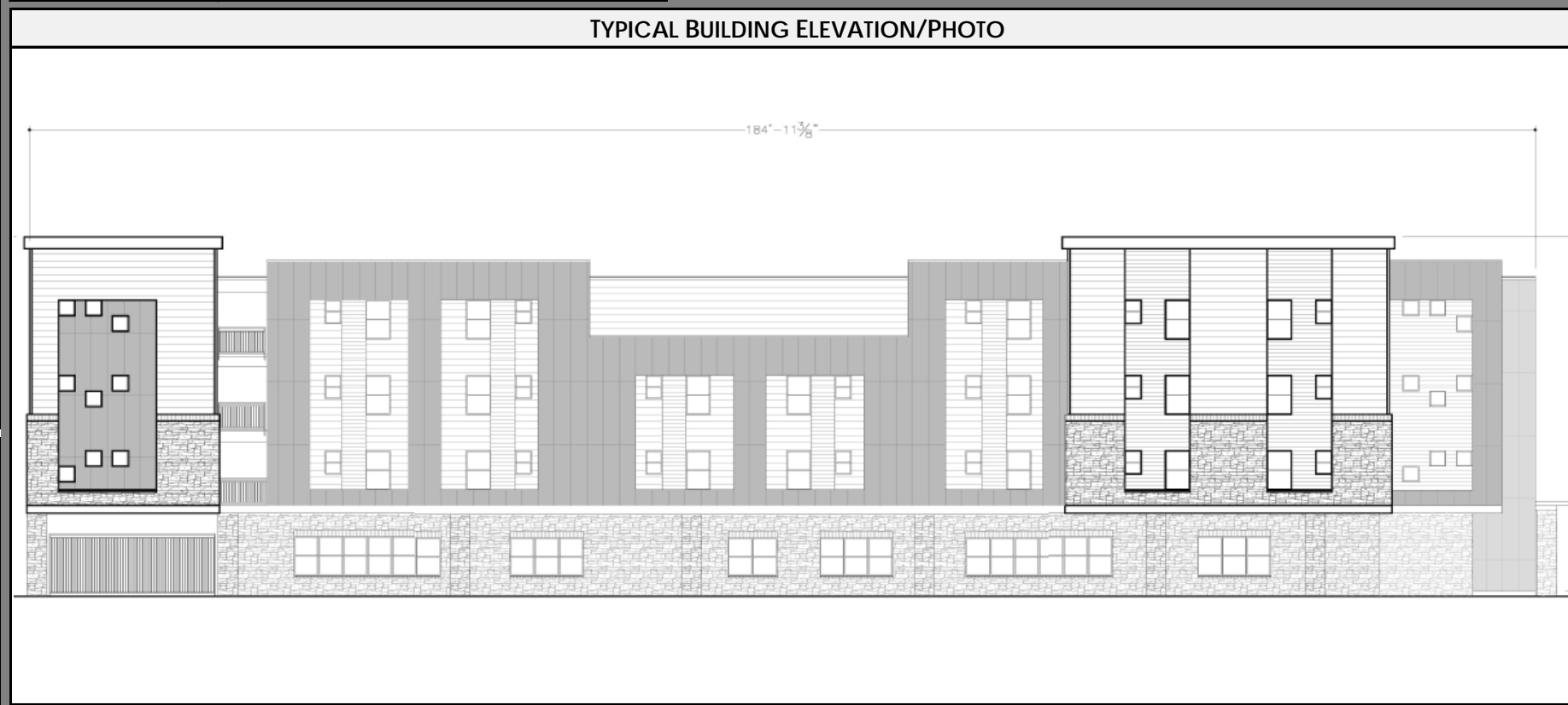


22274 Cady Lofts - Application Summary

PROPERTY IDENTIFICATION	
Application #	22274
Development	Cady Lofts
City / County	Austin / Travis
Region/Area	7 / Urban
Population	Supportive Housing
Set-Aside	Non-Profit
Activity	New Construction

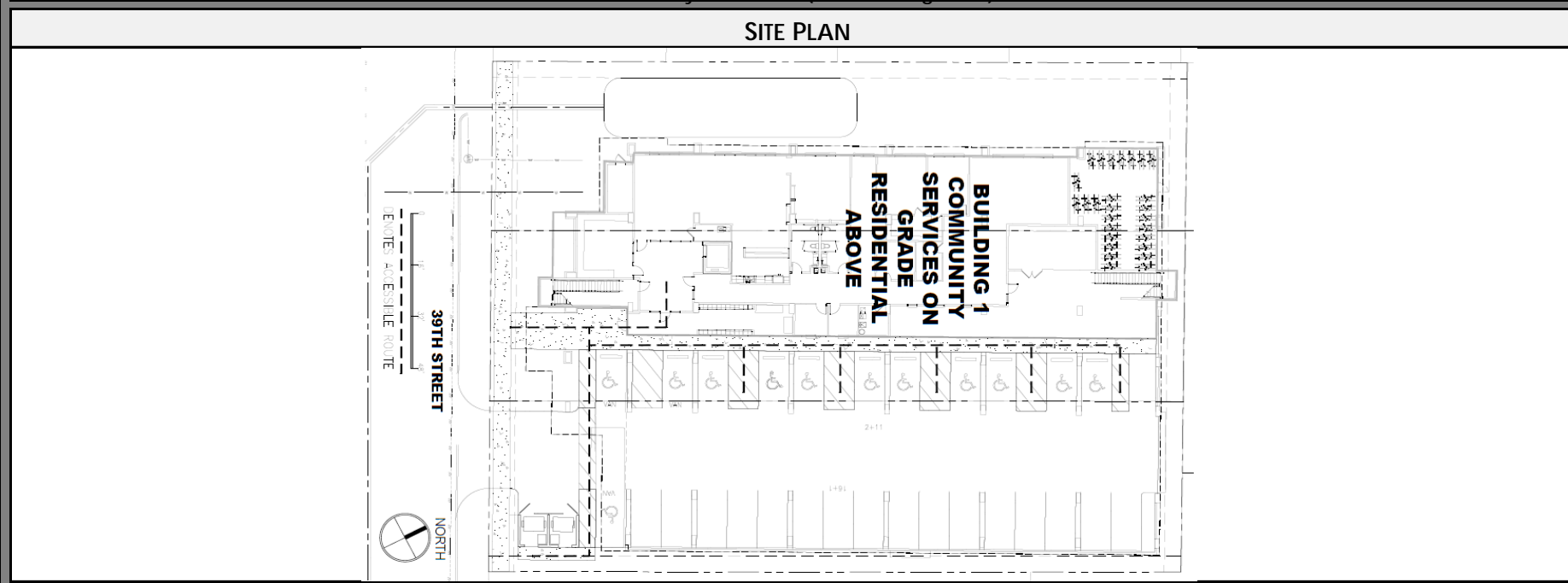
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$1,647,957	\$1,647,957	\$16,480/Unit \$0.89

KEY PRINCIPALS / SPONSOR			
Sally Gaskin - Principal of SGI Ventures, Inc. & Cady Lofts GP, LLC			
and			
Alyssa Carpenter of Sarah Anderson Consulting, LLC			
Related Parties	Contractor -	No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	100	100%	20%	-	0%
1	-	0%	30%	20	20%
2	-	0%	40%	-	0%
3	-	0%	50%	60	60%
4	-	0%	60%	20	20%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	100	100%	TOTAL	100	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.35	Expense Ratio	⚠ 64.7%
Breakeven Occ.	✓ 84.0%	Breakeven Rent	\$881
Average Rent	\$971	B/E Rent Margin	✓ \$89
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$6,975/unit	Controllable	\$5,297/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	✓	2.9%	
Highest Unit Capture Rate	✓ 4%	0 BR/50%	60
Dominant Unit Cap. Rate	✓ 4%	0 BR/50%	60
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	25	25% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	451 SF	Density	133.8/acre
Acquisition		\$29K/unit	\$2,875K
Building Cost	\$131.23/SF	\$59K/unit	\$5,918K
Hard Cost		\$92K/unit	\$9,244K
Total Cost		\$210K/unit	\$20,978K
Developer Fee	\$2,117K	(2% Deferred)	Paid Year: 1
Contractor Fee	\$1,280K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Citibank	15/35	5.20%	\$2,300,000	2.66						National Equity Fund	\$14,665,351	
Adjustment to Debt Per §11.302(c)(2)	15/35	5.20%	\$560,000	2.14						0	\$0	
Austin Housing Finance Corp.	40/na	1.00%	\$3,400,000	1.35						SGL Ventures, Inc.	\$52,423	
TOTAL DEBT (Must Pay)			\$6,260,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES		\$14,717,774
										TOTAL DEBT SOURCES		\$6,260,000
										TOTAL CAPITALIZATION		\$20,977,774

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Guaranty Agreement to the Department that satisfies Department requirements to fund any operating deficits throughout the term of the affordability period.
- 2 Receipt and acceptance by Carryover:
 - Formal approval for the \$3,400,000 loan from Austin Housing Finance Corp. clearly stating all terms, conditions and source of funding.
- 3 Receipt and acceptance by Cost Certification:
 - a: Certification of comprehensive testing for asbestos; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - b: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
<input type="checkbox"/>	Low gross capture rate
<input type="checkbox"/>	Covered parking
<input type="checkbox"/>	Developer Experience
<input type="checkbox"/>	Overall Feasibility Indicators
WEAKNESSES/RISKS	
<input type="checkbox"/>	Less than 0.3 parking spaces / unit
<input type="checkbox"/>	Potential noise / asbestos abatement costs
AREA MAP	

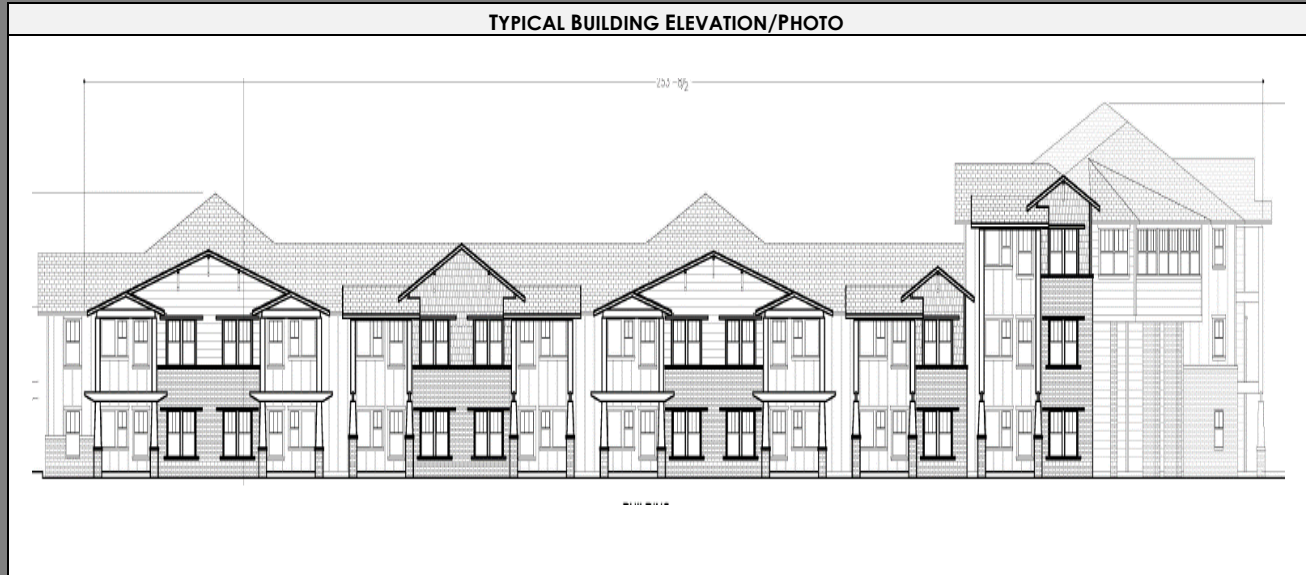


22278 Lydle Ridge - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 11, 2022

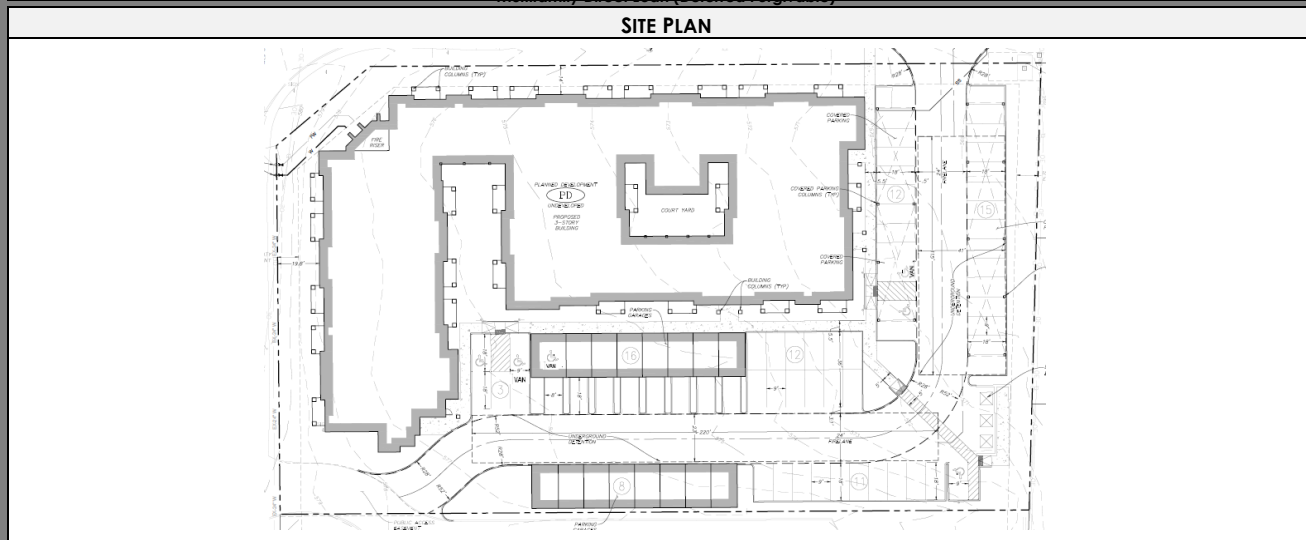
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	22278	TDHCA Program	Request	Recommended	
Development	Lydle Ridge			LIHTC (9% Credit)	\$1,212,300
City / County	Arlington / Tarrant				
Region/Area	3 / Urban				
Population	Elderly Limitation				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR		
Megan Lasch / O-SDA Industries, LLC		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	43	73%	30%	6	10%
2	16	27%	40%	-	0%
3	-	0%	50%	22	37%
4	-	0%	60%	24	41%
			70%	-	0%
			80%	-	0%
			MR	7	12%
TOTAL	59	100%	TOTAL	59	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.22	Expense Ratio	64.4%
Breakeven Occ.	86.5%	Breakeven Rent	\$737
Average Rent	\$789	B/E Rent Margin	\$52
Property Taxes	\$1,164/unit	Exemption/PILOT	0%
Total Expense	\$5,750/unit	Controllable	\$3,254/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.0%
Highest Unit Capture Rate	5%	1 BR/50%	17
Dominant Unit Cap. Rate	5%	1 BR/50%	17
Premiums (↑60% Rents)	Yes		\$74/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	755 SF	Density	33.0/acre
Acquisition		\$09K/unit	\$545K
Building Cost	\$107.10/SF	\$81K/unit	\$4,771K
Hard Cost		\$116K/unit	\$6,841K
Total Cost		\$240K/unit	\$14,150K
Developer Fee	\$1,669K	(28% Deferred)	Paid Year: 14
Contractor Fee	\$958K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
JP Morgan Chase	18/40	5.00%	\$2,650,000	1.22						Hudson Housing	\$11,030,827
										O-SDA Industries	\$468,766
TOTAL DEBT (Must Pay)			\$2,650,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$11,499,593
										TOTAL DEBT SOURCES	\$2,650,000
										TOTAL CAPITALIZATION	\$14,149,593

CONDITIONS

— Receipt and acceptance by Cost Certification:

- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

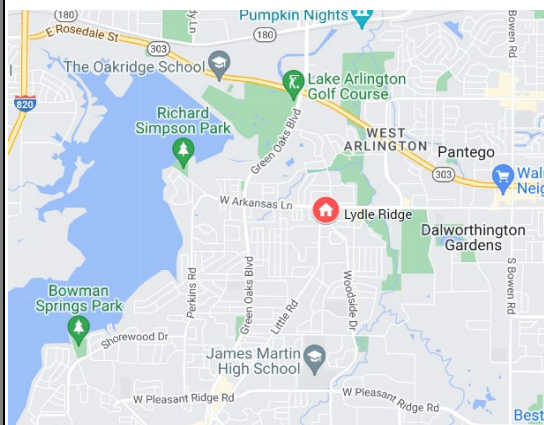
STRENGTHS/MITIGATING FACTORS

- Overall Feasibility Indicators
- Low capture rates
- Community amenities located on each floor
- Developer experience

WEAKNESSES/RISKS

- Interest Rate sensitivity
- Rising material cost could adversely affect budget

AREA MAP

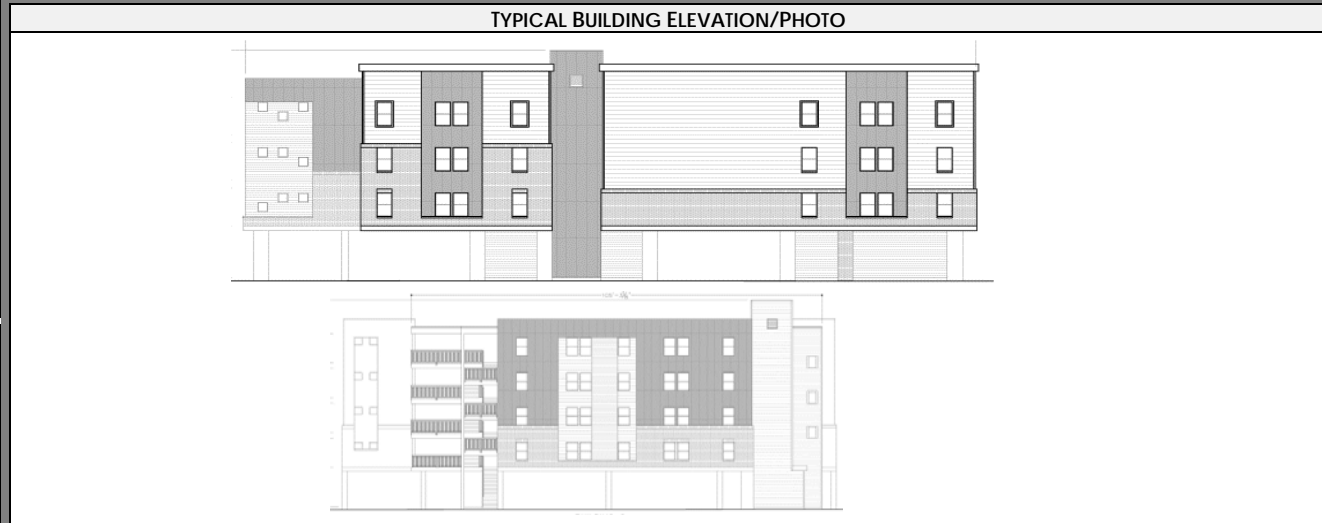


AERIAL PHOTOGRAPH(S)



22285 Jaipur Lofts - Application Summary

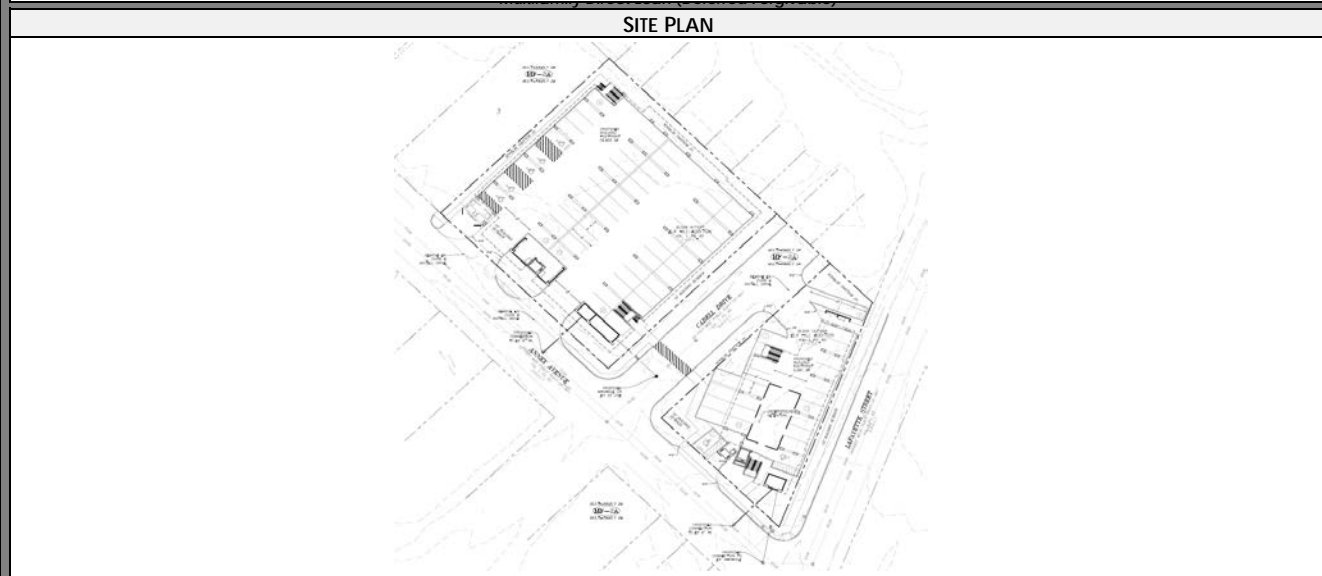
PROPERTY IDENTIFICATION		RECOMMENDATION				KEY PRINCIPALS / SPONSOR		
Application #	22285	TDHCA Program	Request	Recommended		Megan Lasch / O-SDA Industries, LLC - (100% of Fee)		
Development	Jaipur Lofts	LIHTC (9% Credit)	\$1,690,200	\$1,690,200	\$23,806/Unit			\$0.91
City / County	Dallas / Dallas							
Region/Area	3 / Urban							
Population	General							
Set-Aside	Income Averaging							
Activity	New Construction					Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME AVERAGING		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	26	37%	30%	13	18%
2	37	52%	40%	-	0%
3	8	11%	50%	26	37%
4	-	0%	60%	21	30%
			70%	-	0%
			80%	11	15%
			MR	-	0%
TOTAL	71	100%	TOTAL	71	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.30	Expense Ratio	61.1%
Breakeven Occ.	84.1%	Breakeven Rent	\$858
Average Rent	\$944	B/E Rent Margin	\$87
Property Taxes	\$1,556/unit	Exemption/PILOT	0%
Total Expense	\$6,509/unit	Controllable	\$3,480/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.3%		
Highest Unit Capture Rate	8%	1 BR/50%	11
Dominant Unit Cap. Rate	8%	1 BR/50%	11
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	809 SF	Density	83.8/acre
Acquisition		\$71K/unit	\$5,075K
Building Cost	\$117.31/SF	\$95K/unit	\$6,734K
Hard Cost		\$131K/unit	\$9,290K
Total Cost		\$317K/unit	\$22,540K
Developer Fee	\$2,153K	(35% Deferred)	Paid Year: 11
Contractor Fee	\$1,301K	30% Boost	Yes

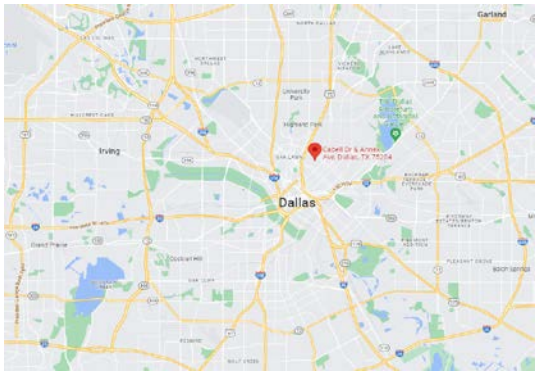
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
JP Morgan Chase	18/40	5.00%	\$3,900,000	1.30						Hudson Housing	\$15,379,282
City of Dallas	40/0	1.00%	\$2,500,000	1.30						O-SDA Industries	\$760,731
TOTAL DEBT (Must Pay)			\$6,400,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$16,140,013
										TOTAL DEBT SOURCES	\$6,400,000
										TOTAL CAPITALIZATION	\$22,540,013

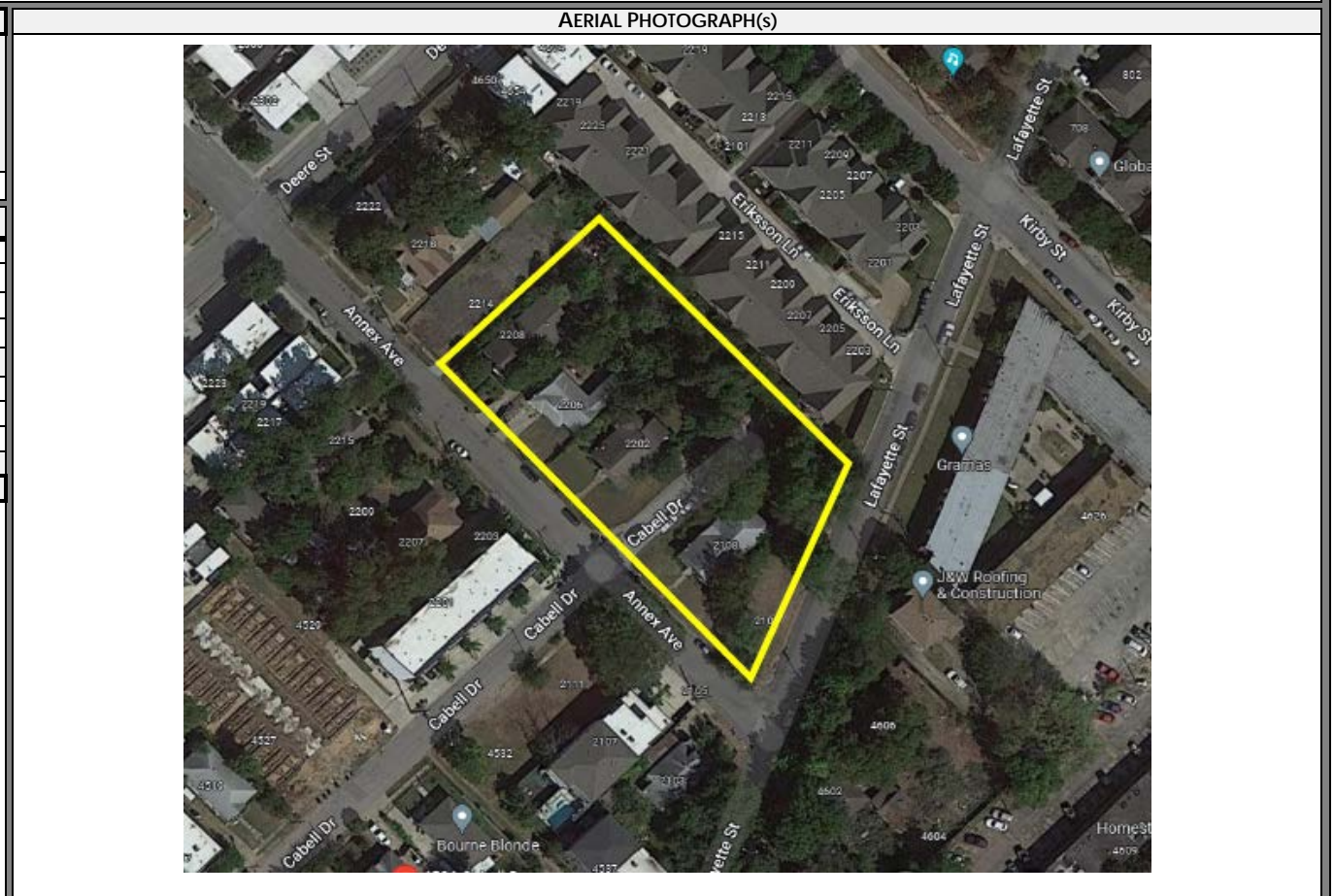
CONDITIONS

– Receipt and acceptance by Cost Certification:

- Certification that testing for asbestos was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	
Expiration Date	
Bond Amount	
BRB Priority	
% Financed with Tax-Exempt Bonds	0.0%
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Overall feasibility indicators	
▫ Low gross capture rate	
▫ Developer experience	
WEAKNESSES/RISKS	
▫ Interest rate sensitivity	
▫ Low parking ratio	
AREA MAP	
	



22288 Butler Park Apartments - Application Summary

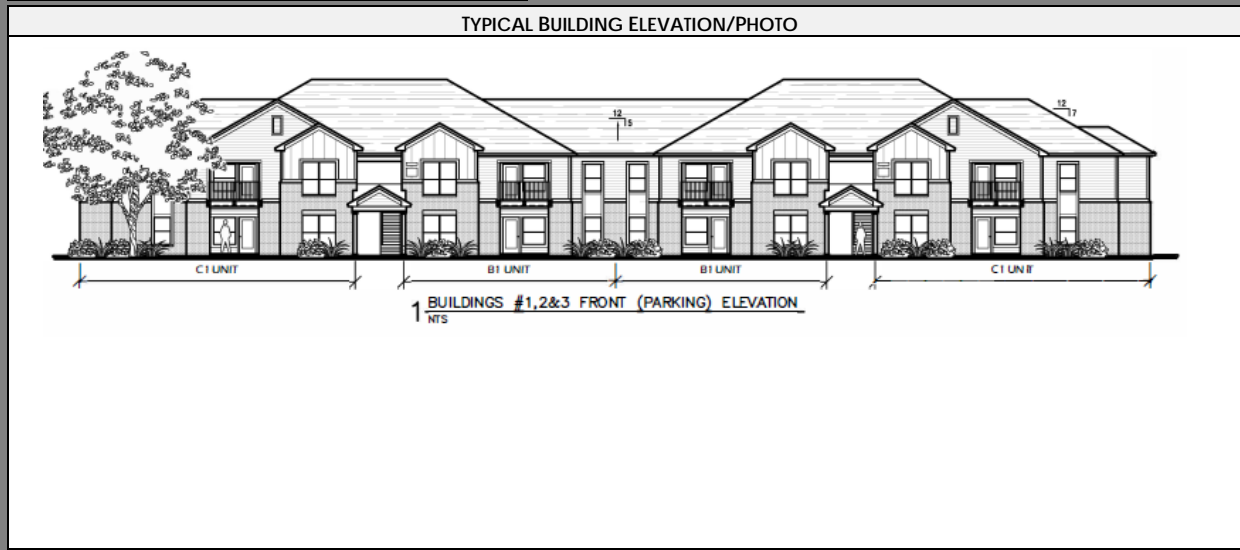
REAL ESTATE ANALYSIS DIVISION

June 23, 2022

PROPERTY IDENTIFICATION	
Application #	22288
Development	Butler Park Apartments
City / County	Andrews / Andrews
Region/Area	12 / Rural
Population	General
Set-Aside	General
Activity	New Construction

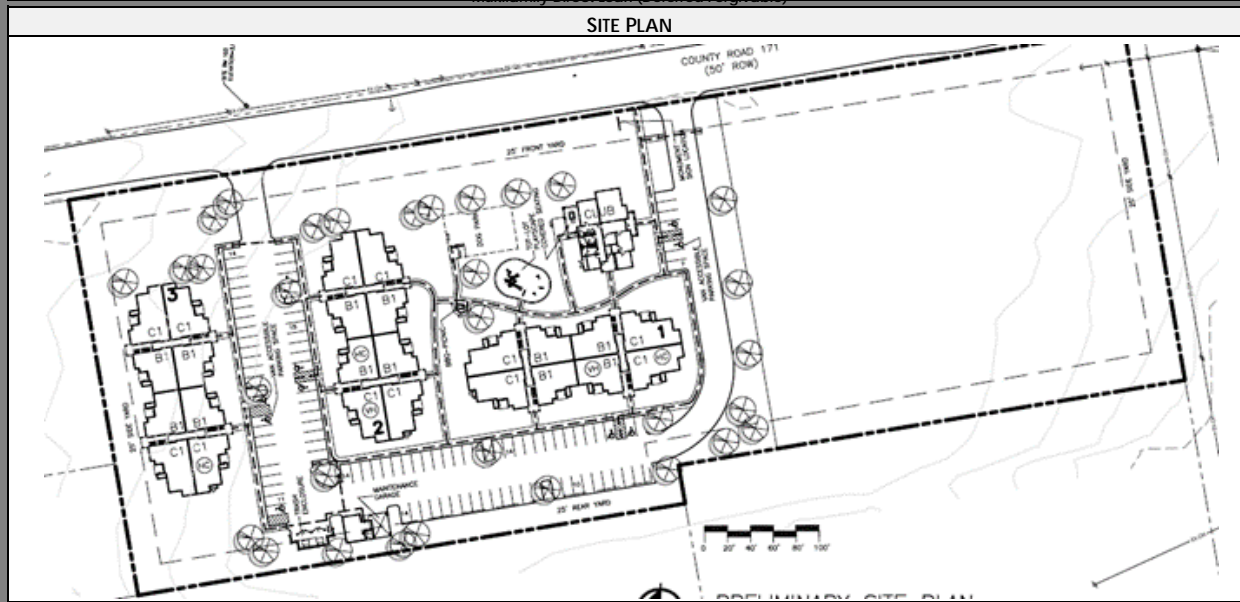
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$866,092	\$866,092	\$18,044/Unit	\$0.85	

KEY PRINCIPALS / SPONSOR			
Justin M. Zimmerman / JMZ Land Company, LLC			
Related Parties	Contractor -	Yes	Seller -
		No	



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	-	0%	30%	4	8%
2	24	50%	40%	-	0%
3	24	50%	50%	9	19%
4	-	0%	60%	29	60%
			70%	-	0%
			80%	-	0%
			MR	6	13%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	1.20	Expense Ratio	48.9%		
Breakeven Occ.	84.6%	Breakeven Rent	\$1,019		
Average Rent	\$1,115	B/E Rent Margin	\$96		
Property Taxes	\$1,195/unit	Exemption/PILOT	0%		
Total Expense	\$6,102/unit	Controllable	\$3,320/unit		



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			8.0%
Highest Unit Capture Rate	43%	2 BR/60%	14
Dominant Unit Cap. Rate	37%	3 BR/60%	15
Premiums (>60% Rents)	Yes		\$90/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,187 SF	Density	10.3/acre
Acquisition		\$03K/unit	\$156K
Building Cost	\$98.41/SF	\$117K/unit	\$5,607K
Hard Cost		\$147K/unit	\$7,065K
Total Cost		\$238K/unit	\$11,446K
Developer Fee	\$1,730K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$942K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
BOK Financial	17/35	5.25%	\$4,084,970	1.20						Raymond James	\$7,361,050	
TOTAL DEBT (Must Pay)			\$4,084,970		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$7,361,050
											TOTAL DEBT SOURCES	\$4,084,970
											TOTAL CAPITALIZATION	\$11,446,020

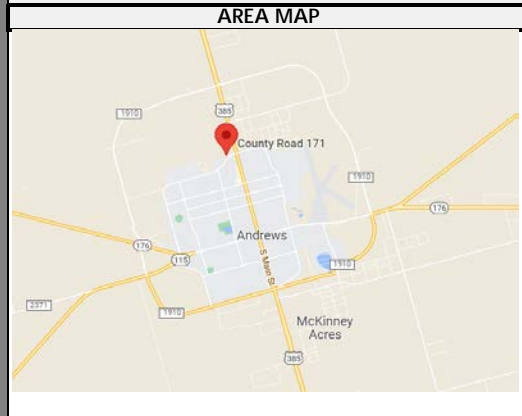
CONDITIONS

– Receipt and acceptance by Cost Certification:

- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Low expense-to-income ratio
▫	Developer experience
WEAKNESSES/RISKS	
▫	Interest rate sensitivity
▫	Currently being rezoned



AERIAL PHOTOGRAPH(S)



22312 Azalea Trails - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 29, 2022

PROPERTY IDENTIFICATION	
Application #	22312
Development	Azalea Trails
City / County	Atlanta / Cass
Region/Area	4 / Rural
Population	General
Set-Aside	USDA
Activity	Acquisition/Rehab 1980/1981

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$901,132	\$901,132	\$12,516/Unit	\$0.87	

KEY PRINCIPALS / SPONSOR			
<ul style="list-style-type: none"> J. Ryan Hamilton / Texas Housing Developers, LLC (95% of Fee) Sarah Dale Anderson / SDA 1305, LLC (5% of Fee) 			
Related Parties	Contractor -	Yes	Seller - No

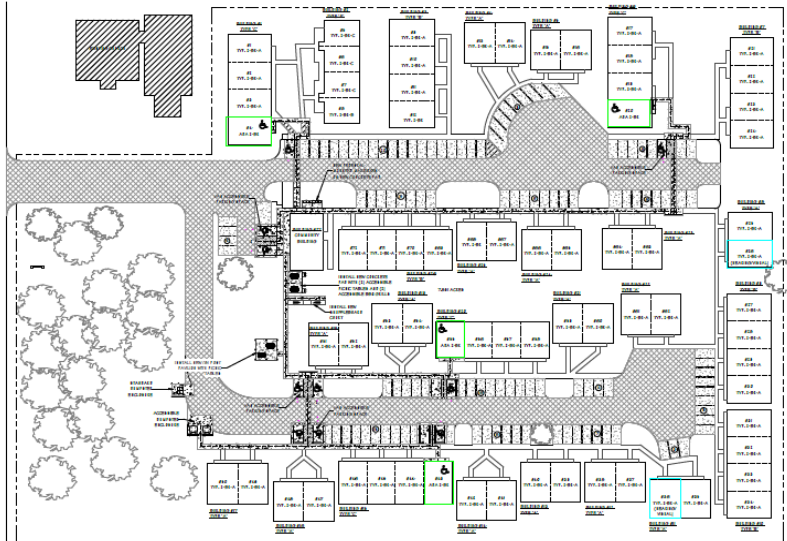
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	-	0%	30%	6	8%
2	72	100%	40%	-	0%
3	-	0%	50%	16	22%
4	-	0%	60%	50	69%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	72	100%	TOTAL	72	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	1.35	Expense Ratio	60.4%		
Breakeven Occ.	83.1%	Breakeven Rent	\$487		
Average Rent	\$543	B/E Rent Margin	\$56		
Property Taxes	\$245/unit	Exemption/PILOT	0%		
Total Expense	\$3,673/unit	Controllable	\$1,987/unit		

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			N/A
Highest Unit Capture Rate	N/A	N/A	N/A
Dominant Unit Cap. Rate	N/A	N/A	N/A
Premiums (±60% Rents)			N/A
Rent Assisted Units	45	63% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on SCR		
Avg. Unit Size	790 SF	Density	9.1/acre
Acquisition	\$14K/unit		\$986K
Building Cost	\$64.12/SF	\$51K/unit	\$3,647K
Hard Cost		\$73K/unit	\$5,259K
Total Cost		\$145K/unit	\$10,434K
Developer Fee	\$1,132K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$669K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work	\$13K	20%	Finishes/Fixture	\$18K 27%
Building Shell	\$25K	37%	Amenities	\$3K 4%
HVAC	\$6K	9%	Total Exterior	\$41K 61%
Appliances	\$2K	3%	Total Interior	\$26K 39%

Report 6

Summary of Conditions Placed on Awards

PPR Compliance Conditions for Award

App #	Application Name	Member(s)	Proposed Conditions
22002	Thomas Square Apartments	Burlison VOA Elderly Housing, Inc. (Volunteers of America, Inc./Volunteers of America National Services/Mike King)	(1) Owner is required to designate a person or persons to receive Compliance correspondence and ensure that this person or persons will provide timely responses to the Department for and on behalf of the proposed Development and all other Development subject to TDHCA LURAs over which the Owner has the power to exercise Control.
22106	Mariposa Apt Homes at Plano Parkway	LRL Interests LLC (Laura Leshikar) + Stuart Shaw Family Partnership (Stuart Shaw Family Management/Stuart Shaw + Casey Bump + Stuart & Lesa Shaw Children's 2017 Trust	(1) Owner is required to designate a person or persons to receive Compliance correspondence and ensure that this person or persons will provide timely responses to the Department for and on behalf of the proposed Development and all other Development subject to TDHCA LURAs over which the Owner has the power to exercise Control. (2) Owner agrees to establish an email distribution group in CMTS, to be kept in place until no later than a given date and include agreed-upon employee positions and/or designated Applicant members.

Report 7

Contingent Award Recommendations

Only To Be Used if the Appeal Related to Application #22295 is Granted



Texas Department of Housing and Community Affairs
2022 Competitive (9%) Housing Tax Credit (HTC) Program
Contingent Award Recommendations

The list of recommended awards is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by final score rather than by region. Detailed information about each Application and instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website. This list includes allocations of supplemental housing tax credits as well as forward commitments made during calendar year 2021 - these are not considered part of the award list, but are presented to comprehensively account for the credits available in each sub-region. **Please note that this list of Award Recommendations is only applicable if the appeal related to Application #22295, The Warehouse Lofts at 707, is granted by the Department's Governing Board at the meeting to be held on July 28, 2022.**

Construction Types:
 NC=New Construction
 Recon=Reconstruction
 Rehab=Rehabilitation
 AcR=Acquisition/Rehabilitation
Secondary Types:
 AR=Adaptive Reuse
 SS=Scattered Site
 AdPh=Additional Phase

NOTE:
 The following scoring categories are NOT included in the "Self Score Total" column:
 §11.9(d)(1) - Local Government Support
 §11.9(d)(4) - Quantifiable Community Participation (QCP)
 §11.9(d)(5) - Community Support from State Representative
 §11.9(d)(6) - Input from Community Organizations
 §11.9(d)(7) - Community Revitalization Plan (CRP)

The status is reflected as "C" for complete or "UR" for under review.

Version Date: July 22, 2022

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	§11.9(d)(1)	§11.9(d)(4)	§11.9(d)(5)	§11.9(d)(6)	§11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes	
At-Risk Set-Aside																																		
22311	Saw Grass Apartments	7075 Lamar Rd	Reno	75462	Lamar	4	Rural	X			AcR	24	0	24	General	\$306,851		Josefina Garcia	Alyssa Carpenter	48277000402	132	17	4	8	4	0	165		Award	C	C	UR		
22078	Cobblestone Court	2101 Davis Lane	Austin	78745	Travis	7	Urban	X			AcR	68	1	69	Elderly	\$731,423		Tracey Fine	Eric Walker	48453001747	132	17	4	8	4	0	165		Award	C	C	C		
22223	Harmony Oaks Villas	204 Schertz Parkway	Schertz	78154	Guadalupe	9	Urban	X		X	Recon	71	1	72	General	\$1,643,709		Cristi LaJeunesse	Traci Williams	48182710705	132	17	4	8	4	0	165		Award	C	C	C	UR	
22315	Fox Run Apartments I and II	200 Tom Brown Parkway/125 Elders Dr	Hallsville/Tatum	75650/756	Harrison/Rusk	4	Rural		X		AcR/SS	56	0	56	Elderly	\$669,544		Josefina Garcia	Alyssa Carpenter	48203020605, 484	132	17	4	8	4	0	165		Award	C	C	C	UR	
22019	East Texas Apartments	757 Francis Loop	Garrison	75946	Nacogdoches	5	Rural	X			AcR	31	1	32	General	\$360,946		Murray Calhoun	Jason Rabalais	48347950100	132	17	8	8	0	0	165		Award	C	C	C		
22141	Twin Oak Village Apartments	1407 W Main St	Little River-Academ	76554	Bell	8	Rural	X			AcR	32	0	32	General	\$387,707		Dennis Hoover	Joel Cortez	48027021400	132	17	4	8	4	0	165		Award	C	C	C	UR	
22313	Pinewood Valley Apartments	330 W Avenue A	Belton	76513	Bell	8	Urban	X			AcR	32	0	32	Elderly	\$381,695		Josefina Garcia	Alyssa Carpenter	48027021601	132	17	4	8	4	0	165		Award	C	C	C	UR	
22094	Tejas Cove Apartments	1900 Palm Village Blvd	Bay City	77414	Matagorda	6	Rural	X			AcR	60	1	61	Elderly	\$672,057		Tracey Fine	Eric Walker	48321730302	125	17	4	8	4	7	165		Award	C	C	C		
22100	Oak Bluff Village	1513 Montezuma St	Columbus	78934	Colorado	6	Rural	X			AcR	38	1	39	Elderly	\$479,298		Tracey Fine	Eric Walker	48089750500	125	17	4	8	4	7	165		Award	C	C	C		
22060	Evening Star	11800 S. Glen Drive	Houston	77099	Harris	6	Urban	X			AcR	61	1	62	Elderly	\$660,000		Tracey Fine	Eric Walker	48201453403	125	17	8	8	0	7	165		Award	C	C	C		
22273	Coral Hills	6363 Beverly Hill St.	Houston	77057	Harris	6	Urban	X			AcR	172	0	172	General	\$1,642,348		Forrest Yarbrough	Alyssa Carpenter	48201432701	125	17	4	8	4	7	165		Award	C	C	C		
22312	Azalea Trails	1300 Courtland Rd	Atlanta	75551	Cass	4	Rural	X			AcR	72	0	72	General	\$901,132		Josefina Garcia	Alyssa Carpenter	48067950400	125	17	4	8	4	7	165		Award	C	C	C		
22316	Dogwood Trails Apartments I and II	504 San Antonio St./402 Nutt Dr.	Marlin/Valley Mills	76661/766	Falls/Bosque	8	Rural	X			AcR/SS	41	0	41	General	\$530,375		Josefina Garcia	Alyssa Carpenter	48145000400, 481	125	17	4	8	4	7	165		Award	C	C	C	UR	
22002	Thomas Square Apartments	551 SW Thomas Street	Burleson	76028	Johnson	3	Urban	X			AcR	39	1	40	Elderly	\$512,000		Kimberly Black King	Deborah Welchel	48251130204	131	17	4	8	4	0	164		Award	C	C	C		
22231	Woodcrest Apartments	2550 W 8th Street	Odessa	79763	Ector	12	Urban	X			Recon	80	0	80	General	\$1,644,969		Melissa Fisher	Bill Fisher	48135001100	131	17	4	8	4	0	164		Award	C	C	C	UR	
22120	Pecan Grove Apartments	905 Pecan Lane	Winona	75792	Smith	4	Rural	X			AcR	20	0	20	General	\$199,756		Murray Calhoun	Jason Rabalais	48423001500	131	17	8	8	0	0	164		Award	C	C	C		
22121	Ozona Seniors Apartments	1304 Old Hwy 290	Ozona	76943	Crockett	12	Rural	X			AcR	23	1	24	Elderly	\$270,252		Murray Calhoun	Jason Rabalais	48105950100	124	17	8	8	0	7	164		Award	C	C	C	UR	
22322	SavannahPark of Crosbyton	1204 E. Hwy US-82	Crosbyton	79322	Crosby	1	Rural	X			AcR	24	0	24	General	\$275,000		Shawn Smith	Corey Farmer	48107950100	122	17	4	8	4	0	155		Award	C	C	C	UR	
22270	The Ridge Apartments	901 Forest Hollow	Livingston	77351	Polk	5	Rural	X			Rehab	50	0	50	General	\$753,667	X	Emanuel H. Glockzin	Betsy Brown	48373210500	122	17	4	8	2	0	153		Award	UR	C	C	UR	
22950	Pathways at Chalmers Courts West	NWC of Chalmers Ave. and East 3rd St.	Austin	78702	Travis	7	Urban	X		X	Recon	140	16	156	General	\$300,000		Suzanne Schwertner		48453000902	FKA 20202 Supp. Credits													
22951	Telephone Road Elderly	6000 Telephone Road	Houston	77087	Harris	6	Urban	X		X	AcR	39	1	40	Elderly	\$291,150		James Williams		48201332600	FKA 21704/19077 Supp. Credits													
Estimated At-Risk Available		\$11,780,793				Total HTCs Recommended										\$13,613,878																		
USDA Set-Aside		\$3,929,623																																
Region 1/Rural																																		
22172	Legacy Trails of Plainview	~1201 Andy Taylor Rd	Plainview	79072	Hale	1	Rural				NC	40	0	40	Elderly	\$763,000	X	Kelly Garrett	Chaz Garrett	48189950600	134	17	4	8	4	0	167		Award	C	C	C	UR	
22952	Westwind of Dumas	331 W. 16th Street	Dumas	79029	Moore	1	Rural				NC	56	8	64	General	\$49,230		Kelly Garrett		48341950200	FKA 21717/20272 Supp. Credits													
Estimated Amount Available to Allocate		\$703,602				Total HTCs Recommended										\$812,230																		
Region 1/Urban																																		
22153	Estacado Estates	Northwest corner of SW 58th Ave & S Wasf	Amarillo	79110	Randall	1	Urban				NC	46	0	46	Elderly	\$913,000		Brian Kimes	Jim Markel	48381020800	139	17	4	8	4	0	172	1	Award	C	C	C		
22953	Metro Tower Lofts	1220 Broadway Street	Lubbock	79401	Lubbock	1	Urban				NC/AR	75	14	89	General	\$159,954		Daniel Sailler		48303000700	FKA 19088 Supp. Credits													
Estimated Amount Available to Allocate		\$1,258,058				Total HTCs Recommended										\$1,072,954																		
Region 2/Rural																																		
22220	Burkburnett Royal Gardens	~350 DW Taylor (South of 109 W Williams [Burkburnett	Vernon	76354	Wichita	2	Rural				NC	68	12	80	General	\$900,000	X	Noor Jooma	Lora Myrick	48485013501	128	17	4	8	4	0	161		Award	C	C	C	UR	
22954	Vernon Pioneer Crossing	1916 Stadium Drive	Vernon	76384	Wilbarger	2	Rural				NC	58	6	64	Elderly	\$44,369		Noor Jooma		48487950600	FKA 21716/20212 Supp. Credits													
Estimated Amount Available to Allocate		\$600,000				Total HTCs Recommended										\$944,369																		

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes
Region 2/Urban																																	
22025	Wichita Falls Lofts	3014 Seymour Road	Wichita Falls	76309	Wichita	2	Urban				NC	43	3	46	General	\$900,000		Daniel Sailer	Sallie Burchett	48485010900	124	17	4	8	4	0	157		Award	C	C	C	
22955	The Trails of Abilene	733 ES 27th St.	Abilene	79602	Taylor	2	Urban				NC	40	8	48	General	\$57,640		Adrian Iglesias		48441012000	FKA	20306	Supp. Credits										
22956	Heritage Heights at Abilene	2401 S. 25th Street	Abilene	79605	Taylor	2	Urban				NC	42	6	48	Elderly	\$42,000		Adrian Iglesias		48441012300	FKA	19216	Supp. Credits										
Estimated Amount Available to Allocate \$611,205																Total HTCs Recommended		\$999,640															
Region 3/Rural																																	
22269	Retirement Living for Seniors	W Lingleville Road	Stephenville	76401	Erath	3	Rural				NC	42	6	48	Elderly	\$900,000	X	Emanuel H. Glockzin	Betsy Brown	48143950202	133	17	4	8	4	0	166		Award	C	C	UR	
22957	Ennis Trails	SEQ Dolfie Lane and Sonoma Trails	Ennis	75119	Ellis	3	Rural				NC	48	24	72	General	\$40,000		Michael Fogel		48139061700	FKA	20211	Supp. Credits										
22958	Lakeridge Villas	2500 W. Ennis Ave.	Ennis	75119	Ellis	3	Rural				NC	40	8	48	Elderly	\$43,054		Ryan Hudspeth		48139061400	FKA	19214	Supp. Credits										
22959	Lakewood Crossing	300 S Park	Granbury	76048	Hood	3	Rural				NC	34	14	48	General	\$43,050		Justin Zimmerman		48221160100	FKA	19189	Supp. Credits										
Estimated Amount Available to Allocate \$600,000																Total HTCs Recommended		\$1,026,104															
Region 3/Urban																																	
22285	Jaipur Lofts	Lots around Annex Avenue and Cabell Drive	Dallas	75204	Dallas	3	Urban				NC	71	0	71	General	\$1,690,200		Megan Lasch	Alyssa Carpenter	48113000800	139	17	4	8	4	0	172	1	Award	C	C	C	
22218	Heritage Estates at Edmonds	1727 S. Edmonds Ln.	Lewisville	75067	Denton	3	Urban				NC	48	0	48	Elderly	\$1,234,562		Charles Heritage	Adrian Iglesias	48121021740	139	17	4	8	4	0	172	2	Award	C	C	UR	
22110	Cypress Creek Apartment Homes at 13.499 +/- Acres Near the NWC of Spring Val	Dallas	Dallas	75254	Dallas	3	Urban				NC	116	52	168	General	\$2,000,000		Jessica Krochtengel	Donald Sampley	48113013624	139	17	4	8	4	0	172	3	Award	C	C	C	
22106	Mariposa Apartment Homes at PlanC7 +/- Acres at the Northwest Corner of PlanC	Plano	Plano	75093	Collin	3	Urban				NC	125	75	200	Elderly	\$2,000,000		Stuart Shaw	Casey Bump	48085031649	139	17	4	8	4	0	172	4	Award	C	C	C	
22278	Lydle Ridge	SEC W Arkansas Ln and Little Rd	Arlington	76016	Tarrant	3	Urban				NC	52	7	59	Elderly	\$1,212,300		Megan Lasch	Alyssa Carpenter	48439111529	139	17	4	8	4	0	172	5	Award	C	C	C	
22297	Lapiz Flats	NEC IH 30 and Duncan Perry Rd	Grand Prairie	75050	Tarrant	3	Urban				NC	63	6	69	Elderly	\$1,366,000		Lisa Stephens	Alyssa Carpenter	48439113001	139	17	4	8	4	0	172	6	Award	C	C	UR	
22250	Juniper Apartments	Approx. 6512 Jupiter Rd	Plano	75074	Collin	3	Urban				NC	64	16	80	General	\$1,500,000		Manish Verma	Janice Degollado	48085031409	139	17	4	8	4	0	172	7	Award	UR	C	UR	
22257	The Reserves at Magnolia	NWQ Willowwood St and Bernard St	Denton	76205	Denton	3	Urban				NC	54	6	60	General	\$1,313,203	X	Matthew Gillam	Alyssa Carpenter	48121021000	132	17	4	8	4	7	172	8	Award	C	C	UR	
22234	Westview Heights at Denton	NWC IH 35 and FM 1173	Denton	76207	Denton	3	Urban				NC	110	22	132	General	\$2,000,000		Adrian Iglesias	Chris Applequist	48121020401	138	17	4	8	4	0	171	2	Award	C	C	C	
22960	The Park Tower	1209 Jacksboro Highway	Fort Worth	76114	Tarrant	3	Urban				NC	78	12	90	General	\$204,796		Val DeLeon		48439100800	FKA	21705/20018	Supp. Credits										
22961	Kestrel on Cooper	2017-2025 S. Cooper St.	Arlington	76010	Tarrant	3	Urban				NC	76	14	90	General	\$65,000		Megan Lasch		48439122801	FKA	20147	Supp. Credits										
22962	Hammack Creek Apts	NEQ Kennedale Sublett Rd. and Kennedale	Kennedale	76060	Tarrant	3	Urban				NC	86	21	107	General	\$156,500		Deepak P. Sulakhe		48439111404	FKA	19315	Supp. Credits										
Estimated Amount Available to Allocate \$15,619,045																Total HTCs Recommended		\$14,742,561															
Elderly Max \$6,495,961																																	
Region 4/Rural																																	
22219	Celebration Paris	4415 Lamar Ave.	Paris	75462	Lamar	4	Rural				NC	76	0	76	Elderly	\$1,358,557		Alan Naul	Kevin Eden	48277000402	137	17	4	8	4	0	170		Award	C	C	UR	
22963	Abbingdon Park	321 S. Standish Street	Henderson	75654	Rusk	4	Rural				NC	58	6	64	Elderly	\$63,307		Breck Kean		48401950800	FKA	20262	Supp. Credits										
22964	Reserve at Sulphur Springs	NWC of League Street and Bell Street	Sulphur Springs	75482	Hopkins	4	Rural				NC	72	0	72	Elderly	\$93,000		Brian McGeady		48223950402	FKA	20016	Supp. Credits										
22965	Tool Cedar Trails	NEQ N Tool Dr. and Oak Cir.	Tool	75143	Henderson	4	Rural				NC	48	0	48	Elderly	\$66,657		Michael Fogel		48213950800	FKA	19236	Supp. Credits										
Estimated Amount Available to Allocate \$1,399,055																Total HTCs Recommended		\$1,581,521															
Region 4/Urban																																	
22228	Celebration Tyler	NE corner of County Road 164 and Cumber	Tyler	75703	Smith	4	Urban				NC	74	0	74	Elderly	\$1,575,000		Brian Kimes	Jim Markel	48423001905	134	17	4	8	4	0	167		Award	C	C	C	
22966	Rosewood Senior Villas	2929 Calloway Road	Tyler	75707	Smith	4	Urban				NC	86	6	92	Elderly	\$86,428		Kent Hance		48423001803	FKA	19225	Supp. Credits										
Estimated Amount Available to Allocate \$1,359,858																Total HTCs Recommended		\$1,661,428															
Region 5/Rural																																	
22967	The Villas at Pine Grove	2602 S John Redditt Drive	Lufkin	75904	Angelina	5	Rural				NC	60	8	68	Elderly	\$153,500		Rick J. Deyoe		48005000902	FKA	19364	Supp. Credits										
Estimated Amount Available to Allocate \$1,047,791																Total HTCs Recommended		\$153,500															
Region 5/Urban																																	
22331	Pinehurst Villas	4066 W Park Ave	Pinehurst	77630	Orange	5	Urban				NC	60	0	60	Elderly	\$1,048,571	X	Vaughn C. Zimmerm	Jeff Beckler	48361020800	127	17	4	8	4	0	160		Award	C	C	UR	
Estimated Amount Available to Allocate \$943,272																Total HTCs Recommended		\$1,048,571															
Region 6/Rural																																	
22208	FishPond at Walker	approx. 935 Hwy 190 E	Huntsville	77340	Walker	6	Rural				NC	48	0	48	Elderly	\$900,000		David Fournier	Lisa Vecchietti	48471790103	135	17	4	8	4	0	168		Award	C	C	C	
Estimated Amount Available to Allocate \$600,000																Total HTCs Recommended		\$900,000															

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes
Region 6/Urban																																	
22139	Hartwood at Clarblak	4014-4015 Clarblak	Houston	77080	Harris	6	Urban				NC	112	13	125	General	\$2,000,000		Nathan Kelley	Jela Paul	48201522000	139	17	4	8	4	0	172		Award	C	C	C	
22193	Oak Avenue Lofts	810 Oak Avenue	Houston	77018	Harris	6	Urban				NC	81	0	81	General	\$1,975,594		Donna Rickenbacker	James Goodwille	48201530900	139	17	4	8	4	0	172		Award	C	C	C	
22295	The Warehouse Lofts at 707 (fka We	707-717 Walnut Street	Houston	77002	Harris	6	Urban				NC	84	0	84	General	\$1,114,918		Patricia Murchison	Craig Taylor	48201210100	139	17	4	8	4	0	172		Award	C	C	C	
22023	Kirkwood Crossing Apartments	12000 Bissonnet Street	Houston	77099	Harris	6	Urban				NC	114	24	138	General	\$2,000,000		Jessica Mullins	Alex Waterbury	48201453601	132	17	4	8	4	7	172		Award	C	C	UR	
22090	Lofts at Hartsook	10426 Hartsook Street	Houston	77034	Harris	6	Urban	X			NC	96	0	96	General	\$2,000,000		Russ Michaels	Matt Higgins	48201321000	138	17	4	8	4	0	171	1	Award	C	C	C	
22091	Oak Lofts Crossing	SWC of S. Kirkwood and Technipler Drive	Stafford	77477	Fort Bend	6	Urban	X			NC	60	0	60	Elderly	\$1,321,506		JOT Couch	Matt Higgins	48157671800	138	17	4	8	4	0	171	2	Award	C	C	C	
22018	Cole Creek Estates	Approx 6850 Gessner Road	Houston	77040	Harris	6	Urban				NC	102	6	108	General	\$1,914,991		Ryan Hettig	Barry Kahn	48201534203	138	17	4	8	4	0	171	3	Award	C	C	C	
22254	Landmark 301	301 1st St.	Conroe	77301	Montgomery	6	Urban				NC	48	0	48	Elderly	\$1,062,082		Matthew Gillam	Alyssa Carpenter	48339693101	131	17	4	8	4	7	171	4	Award	C	C	UR	
22968	New Hope Housing Savoy	6315 Savoy Drive	Houston	77036	Harris	6	Urban	X			NC	120	0	120	Supp Hsg	\$103,030		Emily Abeln		48201432801	FKA 21707/20075 Supp. Credits												
22969	Canal Lofts	5601 Canal Street	Houston	77011	Harris	6	Urban				NC	100	50	150	General	\$105,000		Nathan Kelley		48201310500	FKA 20011 Supp. Credits												
22970	Heritage Senior Residences	1120 Moy Street	Houston	77007	Harris	6	Urban				NC	94	41	135	Elderly	\$100,612		Carine Yhap		48201510600	FKA 21714/20204 Supp. Credits												
22971	Ella Grand	2077 S Gessner Rd.	Houston	77063	Harris	6	Urban				NC	115	30	145	Elderly	\$225,000		Janine Sisak		48201431101	FKA 21715/20205 Supp. Credits												
22972	900 Winston	900 Winston	Houston	77009	Harris	6	Urban				NC	102	12	114	Elderly	\$105,000		Amay Inamdar		48201511400	FKA 19074 Supp. Credits												
22973	Gala at MacGregor	Approx 102 Carson Ct.	Houston	77004	Harris	6	Urban				NC	75	10	85	Elderly	\$218,964		Amy Dosen		48201312600	FKA 19085 Supp. Credits												
Estimated Amount Available to Allocate												\$14,889,161	Total HTCs Recommended												\$14,246,697								
Elderly Max												\$6,390,428																					
Region 7/Rural																																	
22224	Serene Falls	approx. 1346 US 281	Marble Falls	78654	Burnet	7	Rural				NC	73	5	78	Elderly	\$900,000	X	Derek DeHay	Mark Mayfield	48053960800	133	17	4	8	4	0	166		Award	C	C	UR	
22974	La Grange Springs	NEC of Hwy 77 and CR 2145	La Grange	78945	Fayette	7	Rural				NC	120	27	147	General	\$79,482		Butch Richardson		48149970200	FKA 20273 Supp. Credits												
Estimated Amount Available to Allocate												\$600,000	Total HTCs Recommended												\$979,482								
Region 7/Urban																																	
22274	Cady Lofts	NWQ E 39th St and N IH 35	Austin	78751	Travis	7	Urban	X			NC	100	0	100	Supportive H	\$1,647,957		Sally Gaskin	Alyssa Carpenter	48453000302	134	17	4	8	4	7	174		Award	C	C	C	
22975	Arbor Park	6306 McNeil Drive	Austin	78729	Travis	7	Urban				NC	120	27	147	Elderly	\$225,000		Janine Sisak		48453001785	FKA 21713/20192 Supp. Credits												
21063	Parker Apartments	2105 Parker Lane	Austin	78741	Travis	7	Urban	X			NC	135	0	135	General	\$1,500,000		Walter Moreau		48453002315	2022 Fwd. Commitment												
Estimated Amount Available to Allocate												\$4,222,590	Total HTCs Recommended												\$3,372,957								
Elderly Max												\$1,610,918																					
Region 8/Rural																																	
22976	Franklin Trails	S side of W. Decherd St., W of Hearne St.	Franklin	77859	Robertson	8	Rural				NC	38	0	38	Elderly	\$40,550		Michael Fogel		48395960300	FKA 19238 Supp. Credits												
Estimated Amount Available to Allocate												\$677,143	Total HTCs Recommended												\$40,550								
Region 8/Urban																																	
22038	Avanti Legacy Parkview	SWC of N. WS Young Dr and Atkinson Ave	Killeen	76541	Bell	8	Urban				NC	100	8	108	Elderly	\$2,000,000		Enrique Flores	Michael Tamez	48027022200	132	17	4	8	4	7	172	1	Award	C	C	UR	
Estimated Amount Available to Allocate												\$2,364,142	Total HTCs Recommended												\$2,000,000								
Region 9/Rural																																	
22159	Riverview Manor	1600 Junction Highway	Kerrville	78028	Kerr	9	Rural				NC	36	0	36	Elderly	\$900,000		Stacy Hastie	Theresa Frerker	48265960200	115	17	4	8	4	0	148		Award	C	C	UR	
22977	Residence at Ridgehill	160-170 Lehmann Dr	Kerrville	78020	Kerr	9	Rural				NC	43	17	60	Elderly	\$62,809		April Engstrom		48265960402	FKA 20186 Supp. Credits												
Estimated Amount Available to Allocate												\$600,000	Total HTCs Recommended												\$962,809								
Region 9/Urban																																	
22195	Vista at Silver Oaks	SWC of Silver Oaks and Brazil Dr and SEC of San Antonio	San Antonio	78213	Bexar	9	Urban				NC	76	0	76	General	\$2,000,000		Dan Wilson	Carine Yhap	48029191409	132	17	4	8	4	7	172	1	Award	C	C	C	
22008	Cloudhaven Apartments	127 Rainbow Drive	San Antonio	78209	Bexar	9	Urban	X			NC	65	0	65	General	\$2,000,000		Jason Arechiga	Max Whipple	48029120600	139	17	4	8	4	0	172	2	Award	C	C	UR	
Estimated Amount Available to Allocate												\$5,501,929	Total HTCs Recommended												\$4,000,000								
Elderly Max												\$2,500,627																					
Region 10/Rural																																	
22211	MillPond at Robstown	approx. NW intersection of US-77 & CR 44	Robstown	78380	Nueces	10	Rural				NC	66	6	72	General	\$942,729	X	David Fournier	Lisa Vecchietti	48355005802	134	17	4	8	4	0	167		Award	C	C	UR	
22978	Gulf Shore Villas	1400 FM 3036	Rockport	78382	Aransas	10	Rural				NC	48	8	56	General	\$40,000		Rick J. Deyoe		48007950300	FKA 20054 Supp. Credits												
Estimated Amount Available to Allocate												\$645,882	Total HTCs Recommended												\$982,729								

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes							
Region 10/Urban																																								
22212	FishPond at Victoria	2513 N Navarro St.	Victoria	77901	Victoria	10	Urban				NC	75	0	75	Elderly	\$1,157,271		David Fournier	Lisa Vecchietti	48469000601	138	17	4	8	4	0	171		Award	C	C	C								
Estimated Amount Available to Allocate \$1,280,290																Total HTCs Recommended \$1,157,271																								
Region 11/Rural																																								
22204	Rio Manor Apartments	600 W. Cantu Road	Del Rio	78840	Val Verde	11	Rural		X	Recon	60	0	60	General	\$1,450,000		X	Bradford McMurray	Cindy Marquez	48465950301	123	17	0	8	4	7	159		Award	C	C	UR								
22979	Avanti Valley View	1000 N. Jackson Rd	Hidalgo	78557	Hidalgo	11	Rural			NC	68	12	80	General	\$63,325			Enrique Flores		48215021305	FKA 20181 Supp. Credits																			
Estimated Amount Available to Allocate \$995,293																Total HTCs Recommended \$1,513,325																								
Region 11/Urban																																								
22054	Hillside Crossing	1019 Hillside Rd	Laredo	78041	Webb	11	Urban			NC	120	0	120	General	\$2,000,000			Doak Brown	Kathryn Saar	48479001706	139	17	4	8	4	0	172	1	Award	C	C	UR								
22039	Avanti Legacy Rosewood	SWQ of International Blvd. & Springfield Av	Laredo	78045	Webb	11	Urban			NC	96	3	99	Elderly	\$2,000,000			Enrique Flores, IV	Michael Tamez	48479001720	139	17	4	8	4	0	172	2	Award	C	C	UR								
22227	Lalita Senior Living	NEQ of Minnesota Ave and Southmost Blvd	Brownsville	78521	Cameron	11	Urban			NC	86	16	102	Elderly	\$1,500,000			Manish Verma	Janice Degollado	48061013305	139	17	4	8	4	0	172	3	Award	C	C	UR								
22980	Avanti Legacy at Emerald Point	3300 N K Center	McAllen	78501	Hidalgo	11	Urban			NC	84	6	90	Elderly	\$74,990			Henry Flores		48215020904	FKA 19330 Supp. Credits																			
22981	Avanti at Emerald Point	3301 N Jackson Rd	McAllen	78501	Hidalgo	11	Urban			NC	65	7	72	General	\$74,990			Henry Flores		48215020904	FKA 19331 Supp. Credits																			
Estimated Amount Available to Allocate \$5,962,082																Total HTCs Recommended \$5,649,980																								
Region 12/Rural																																								
22288	Butler Park Apartments	1325 NW County Road	Andrews	79714	Andrews	12	Rural			NC	42	6	48	General	\$866,092			Justin Zimmerman	Melissa Forster	48003950100	132	17	4	8	4	0	165		Award	C	C	C								
22982	Heritage Heights at Big Spring	120 Airbase Rd	Big Spring	79720	Howard	12	Rural			NC	66	0	66	Elderly	\$63,000			Adrian Iglesias		48227950802	FKA 19202 Supp. Credits																			
Estimated Amount Available to Allocate \$600,000																Total HTCs Recommended \$929,092																								
Region 12/Urban																																								
21317	San Angelo Terrace	W side of Appaloosa Trail, S of Hwy 67	San Angelo	76904	Tom Green	12	Urban			NC	58	14	72	General	\$1,328,167			Michael Fogel		48451001707	2022 Fwd. Commitment																			
Estimated Amount Available to Allocate \$2,150,442																Total HTCs Recommended \$1,328,167																								
Region 13/Rural																																								
22198	Kinship Community (aka Clint Comm E. Side of Alameda Ave at Alamito Creek Av	Clint	79836	El Paso	13	Rural		X	NC	44	0	44	General	\$900,000			Satish Bhaskar	Alyssa Carpenter	48141010501	123	8.5	4	4	0	0	139.5		Award	C	C	UR									
22983	Inkwood Estates	107 S. San Elizario Rd	Clint	79836	El Paso	13	Rural			NC	40	0	40	General	\$51,750			Roy Lopez		48141010404	FKA 20268 Supp. Credits																			
Estimated Amount Available to Allocate \$600,000																Total HTCs Recommended \$951,750																								
Region 13/Urban																																								
22191	Fiesta Palms	1080 Horizon Blvd.	Socorro	79927	El Paso	13	Urban			NC	60	20	80	General	\$1,100,000			R.L. Bowling, IV	Demetrio Jimenez	48141010347	120	17	4	8	4	0	153		Award	C	C	C								
22124	Sunset Vista Seniors	1333 Pullman Drive	El Paso	79936	El Paso	13	Urban			NC	40	4	44	Elderly	\$934,000			Roy Lopez	Ike Monty	48141010338	110	0	4	8	4	0	126		Award	C	C	C								
22984	Nuestra Senora	415 Montana Avenue	El Paso	79902	El Paso	13	Urban		X	NC	80	0	80	General	\$184,917			Tom Deloye		48141001600	FKA 21712/20190 Supp. Credits																			
22985	Artcraft Palms	6137 Will Jordan Place	El Paso	79932	El Paso	13	Urban			NC	100	24	124	General	\$184,916			Bobby Bowling, IV		48141010219	FKA 20297 Supp. Credits																			
Estimated Amount Available to Allocate \$2,286,933																Total HTCs Recommended \$2,403,833																								
TOTAL ESTIMATED AMOUNT AVAILABLE: \$79,898,566																																								
																TOTAL AMOUNT RECOMMENDED: \$79,075,399																								

Report 8

Contingent Awards and Waiting List

Only To Be Used if the Appeal Related to Application #22295 is Granted



**Texas Department of Housing and Community Affairs
2022 Competitive (9%) Housing Tax Credit (HTC) Program
Contingent Awards and Waiting List**

The list of recommended awards and applications that remain on the waiting list is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by best possible score rather than by region. Detailed information about each Application and instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website. This list includes allocations of supplemental housing tax credits as well as forward commitments made during calendar year 2021 - these are not considered part of the award and waiting list, but are presented to comprehensively account for the credits available in each sub-region. **Please note that this Awards and Waiting List is only applicable if the appeal related to Application #22295, The Warehouse Lofts at 707, is granted by the Department's Governing Board at the meeting to be held on July 28, 2022.**

Construction Types:
NC=New Construction
Recon=Reconstruction
Rehab=Rehabilitation
AcR=Acquisition/Rehabilitation
Secondary Types:
AR=Adaptive Reuse
SS=Scattered Site
AdPh=Additional Phase

NOTE:
The following scoring categories are NOT included in the "Self Score Total" column:

§11.9(d)(1) - Local Government Support
§11.9(d)(4) - Quantifiable Community Participation (QCP)
§11.9(d)(5) - Community Support from State Representative
§11.9(d)(6) - Input from Community Organizations
§11.9(d)(7) - Community Revitalization Plan (CRP)

The status is reflected as "C" for complete or "UR" for under review.

Version Date: July 22, 2022

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	§11.9(d)(1)	§11.9(d)(4)	§11.9(d)(5)	§11.9(d)(6)	§11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes															
At-Risk Set-Aside																																																
22311	Saw Grass Apartments	7075 Lamar Rd	Reno	75462	Lamar	4	Rural	X			AcR	24	0	24	General	\$306,851		Josefina Garcia	Alyssa Carpenter	48277000402	132	17	4	8	4	0	165		Award	C	C	UR																
22078	Cobblestone Court	2101 Davis Lane	Austin	78745	Travis	7	Urban	X			AcR	68	1	69	Elderly	\$731,423		Tracey Fine	Eric Walker	48453001747	132	17	4	8	4	0	165		Award	C	C	C																
22223	Harmony Oaks Villas	204 Schertz Parkway	Schertz	78154	Guadalupe	9	Urban	X	X		Recon	71	1	72	General	\$1,643,709		Cristi LaJeunesse	Traci Williams	48187210705	132	17	4	8	4	0	165		Award	C	C	UR																
22315	Fox Run Apartments I and II	200 Tom Brown Parkway/125 Elders Dr	Hallsville/Tatum	75650/75	Harrison/Rusk	4	Rural		X		AcR/SS	56	0	56	Elderly	\$669,544		Josefina Garcia	Alyssa Carpenter	48203020605, 484	132	17	4	8	4	0	165		Award	C	C	UR																
22019	East Texas Apartments	757 Francis Loop	Garrison	75946	Nacogdoches	5	Rural	X			AcR	31	1	32	General	\$360,946		Murray Calhoun	Jason Rabalais	48347950100	132	17	8	8	0	0	165		Award	C	C	C																
22141	Twin Oak Village Apartments	1407 W Main St	Little River-Academ	76554	Bell	8	Rural	X			AcR	32	0	32	General	\$387,707		Dennis Hoover	Joel Cortez	48027021400	132	17	4	8	4	0	165		Award	C	C	UR																
22313	Pinewood Valley Apartments	330 W Avenue A	Belton	76513	Bell	8	Urban	X			AcR	32	0	32	Elderly	\$381,695		Josefina Garcia	Alyssa Carpenter	48027021601	132	17	4	8	4	0	165		Award	C	C	UR																
22094	Tejas Cove Apartments	1900 Palm Village Blvd	Bay City	77414	Matagorda	6	Rural	X			AcR	60	1	61	Elderly	\$672,057		Tracey Fine	Eric Walker	48321730302	125	17	4	8	4	7	165		Award	C	C	C																
22100	Oak Bluff Village	1513 Montezuma St	Columbus	78934	Colorado	6	Rural	X			AcR	38	1	39	Elderly	\$479,298		Tracey Fine	Eric Walker	48089750500	125	17	4	8	4	7	165		Award	C	C	C																
22060	Evening Star	11800 S. Glen Drive	Houston	77099	Harris	6	Urban	X			AcR	61	1	62	Elderly	\$660,000		Tracey Fine	Eric Walker	48201453403	125	17	8	8	0	7	165		Award	C	C	C																
22273	Coral Hills	6363 Beverly Hill St.	Houston	77057	Harris	6	Urban	X			AcR	172	0	172	General	\$1,642,348		Forrest Yarbrough	Alyssa Carpenter	48201432701	125	17	4	8	4	7	165		Award	C	C	C																
22312	Azalea Trails	1300 Courtland Rd	Atlanta	75551	Cass	4	Rural	X			AcR	72	0	72	General	\$901,132		Josefina Garcia	Alyssa Carpenter	48067950400	125	17	4	8	4	7	165		Award	C	C	C																
22316	Dogwood Trails Apartments I and II	504 San Antonio St./402 Nutt Dr.	Marlin/Valley Mills	76661/76	Falls/Bosque	8	Rural	X			AcR/SS	41	0	41	General	\$530,375		Josefina Garcia	Alyssa Carpenter	48145000400, 48	125	17	4	8	4	7	165		Award	C	C	UR																
22002	Thomas Square Apartments	551 SW Thomas Street	Burleson	76028	Johnson	3	Urban	X			AcR	39	1	40	Elderly	\$512,000		Kimberly Black King	Deborah Welchel	48251130204	131	17	4	8	4	0	164		Award	C	C	C																
22231	Woodcrest Apartments	2550 W 8th Street	Odessa	79763	Ector	12	Urban	X			Recon	80	0	80	General	\$1,644,969		Melissa Fisher	Bill Fisher	48135001100	131	17	4	8	4	0	164		Award	C	C	UR																
22120	Pecan Grove Apartments	905 Pecan Lane	Winona	75792	Smith	4	Rural	X			AcR	20	0	20	General	\$199,756		Murray Calhoun	Jason Rabalais	48423001500	131	17	8	8	0	0	164		Award	C	C	C																
22121	Ozona Seniors Apartments	1304 Old Hwy 290	Ozona	76943	Crockett	12	Rural	X			AcR	23	1	24	Elderly	\$270,252		Murray Calhoun	Jason Rabalais	48105950100	124	17	8	8	0	7	164		Award	C	C	UR																
22322	SavannahPark of Crosbyton	1204 E. Hwy US-82	Crosbyton	79322	Crosby	1	Rural	X			AcR	24	0	24	General	\$275,000		Shawn Smith	Corey Farmer	48107950100	122	17	4	8	4	0	155		Award	C	C	UR																
22270	The Ridge Apartments	901 Forest Hollow	Livingston	77351	Polk	5	Rural	X			Rehab	50	0	50	General	\$753,667	X	Emanuel H. Glockzin	Betsy Brown	48373210500	122	17	4	8	2	0	153		Award	UR	C	UR																
22950	Pathways at Chalmers Courts West	NWC of Chalmers Ave. and East 3rd St.	Austin	78702	Travis	7	Urban	X	X		Recon	140	16	156	General	\$300,000		Suzanne Schwertner	Rebecca	48453000902	FKA 20202 Supp. Credits																											
22951	Telephone Road Elderly	6000 Telephone Road	Houston	77087	Harris	6	Urban	X	X		AcR	39	1	40	Elderly	\$291,150		James Williams		48201332600	FKA 21704/19077 Supp. Credits																											
Estimated At-Risk Available		\$11,780,793														Total HTCs Requested														\$13,613,878																		
USDA Set-Aside		\$3,929,623																																														
Region 1/Rural																																																
22172	Legacy Trails of Plainview	~1201 Andy Taylor Rd	Plainview	79072	Hale	1	Rural				NC	40	0	40	Elderly	\$763,000	X	Kelly Garrett	Chaz Garrett	48189950600	134	17	4	8	4	0	167		Award	C	C	UR																
22162	Summer Village	Northwest corner of N Sumner St & W Som	Pampa	79065	Gray	1	Rural				NC	32	0	32	Elderly	\$885,000		Brian Kimes	Jim Markel	48179950400	130	17	4	8	4	0	163																					
22952	Westwind of Dumas	331 W. 16th Street	Dumas	79029	Moore	1	Rural				NC	56	8	64	General	\$49,230		Kelly Garrett		48341950200	FKA 21717/20272 Supp. Credits																											
Estimated Amount Available to Allocate		\$703,602														Total HTCs Requested														\$1,697,230																		
Region 1/Urban																																																
22153	Estacado Estates	Northwest corner of SW 58th Ave & S Wash	Amarillo	79110	Randall	1	Urban				NC	46	0	46	Elderly	\$913,000		Brian Kimes	Jim Markel	48381020800	139	17	4	8	4	0	172	1	Award	C	C	C																
22160	Frontage Estates	2549 S Loop 289	Lubbock	79423	Lubbock	1	Urban				NC	68	0	68	Elderly	\$1,221,884		Stacy Hastie	Theresa Frerker	48303002102	139	17	4	8	4	0	172	2																				
22044	The Wheldon	NEQ of Avenue U and 86th Street	Lubbock	79423	Lubbock	1	Urban				NC	50	0	50	General	\$1,340,350		CJ Lintner	Karla Burck	48303010506	136	17	4	8	4	0	169																					
22069	Lantana Villas	SWC of Amarillo Blvd and Plum Creek Dr.	Amarillo	79124	Potter	1	Urban				NC	80	0	80	Elderly	\$1,210,000		Clifton E. Phillips	Robert Colvard	48375013300	136	17	4	8	4	0	169																					
22953	Metro Tower Lofts	1220 Broadway Street	Lubbock	79401	Lubbock	1	Urban				NC/AR	75	14	89	General	\$159,954		Daniel Sailer		48303000700	FKA 19088 Supp. Credits																											
Estimated Amount Available to Allocate		\$1,258,058														Total HTCs Requested														\$4,845,188																		

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes					
Region 2/Rural																																						
22220	Burkburnett Royal Gardens	~350 DW Taylor (South of 109 W Williams	Burkburnett	76354	Wichita	2	Rural				NC	68	12	80	General	\$900,000	X	Noor Jooma	Lora Myrick	48485013501	128	17	4	8	4	0	161		Award	C	C	UR						
22327	Abbingdon at Gordon Lake	1225 N. Pacific Ave	Iowa Park	76367	Wichita	2	Rural				NC	48	0	48	Elderly	\$900,000		Breck Kean	Eric Buffenbarger	48485013600	122	17	0	8	4	0	151											
22954	Vernon Pioneer Crossing	1916 Stadium Drive	Vernon	76384	Wilbarger	2	Rural				NC	58	6	64	Elderly	\$44,369		Noor Jooma		48487950600	FKA 21716/20212 Supp. Credits																	
Estimated Amount Available to Allocate \$600,000																Total HTCs Requested				\$1,844,369																		
Region 2/Urban																																						
22205	Wichita Falls Lofts	3014 Seymour Road	Wichita Falls	76309	Wichita	2	Urban				NC	43	3	46	General	\$900,000		Daniel Sailer	Sallie Burchett	48485010900	124	17	4	8	4	0	157		Award	C	C	C						
22282	Pioneer Crossing	~3110 Central Freeway	Wichita Falls	76306	Wichita	2	Urban				NC	68	12	80	General	\$900,000		Noor Jooma	Bivek Dahal	48485013100	121	0	4	0	4	0	129											
22955	The Trails of Abilene	733 ES 27th St.	Abilene	79602	Taylor	2	Urban				NC	40	8	48	General	\$57,640		Adrian Iglesias		48441012000	FKA 20306 Supp. Credits																	
22956	Heritage Heights at Abilene	2401 S. 25th Street	Abilene	79605	Taylor	2	Urban				NC	42	6	48	Elderly	\$42,000		Adrian Iglesias		48441012300	FKA 19216 Supp. Credits																	
Estimated Amount Available to Allocate \$611,205																Total HTCs Requested				\$1,899,640																		
Region 3/Rural																																						
22269	Retirement Living for Seniors	W Lingleville Road	Stephenville	76401	Erath	3	Rural				NC	42	6	48	Elderly	\$900,000	X	Emanuel H. Glockzin	Betsy Brown	48143950202	133	17	4	8	4	0	166		Award	C	C	UR						
22957	Ennis Trails	SEQ Dolfie Lane and Sonoma Trails	Ennis	75119	Ellis	3	Rural				NC	48	24	72	General	\$40,000		Michael Fogel		48139061700	FKA 20211 Supp. Credits																	
22958	Lakeridge Villas	2500 W. Ennis Ave.	Ennis	75119	Ellis	3	Rural				NC	40	8	48	Elderly	\$43,054		Ryan Hudspeth		48139061400	FKA 19214 Supp. Credits																	
22959	Lakewood Crossing	300 S Park	Granbury	76048	Hood	3	Rural				NC	34	14	48	General	\$43,050		Justin Zimmerman		48221160100	FKA 19189 Supp. Credits																	
Estimated Amount Available to Allocate \$600,000																Total HTCs Requested				\$1,026,104																		
Region 3/Urban																																						
22285	Jaipur Lofts	Lots around Annex Avenue and Cabell Drive	Dallas	75204	Dallas	3	Urban				NC	71	0	71	General	\$1,690,200		Megan Lasch	Alyssa Carpenter	48113000800	139	17	4	8	4	0	172	1	Award	C	C	C						
22218	Heritage Estates at Edmonds	1727 S. Edmonds Ln.	Lewisville	75067	Denton	3	Urban				NC	48	0	48	Elderly	\$1,234,562		Charles Heritage	Adrian Iglesias	48121021740	139	17	4	8	4	0	172	2	Award	C	C	UR						
22110	Cypress Creek Apartment Homes at	13,499 +/- Acres Near the NWC of Spring Val	Dallas	75254	Dallas	3	Urban				NC	116	52	168	General	\$2,000,000		Jessica Krochtengel	Donald Sampley	48113013624	139	17	4	8	4	0	172	3	Award	C	C	C						
22106	Mariposa Apartment Homes at Plan	7 +/- Acres at the Northwest Corner of Plan	Plano	75093	Collin	3	Urban				NC	125	75	200	Elderly	\$2,000,000		Stuart Shaw	Casey Bump	48085031649	139	17	4	8	4	0	172	4	Award	C	C	C						
22278	Lydle Ridge	SEC W Arkansas Ln and Little Rd	Arlington	76016	Tarrant	3	Urban				NC	52	7	59	Elderly	\$1,212,300		Megan Lasch	Alyssa Carpenter	48439111529	139	17	4	8	4	0	172	5	Award	C	C	C						
22297	Lapiz Flats	NEC IH 30 and Duncan Perry Rd	Grand Prairie	75050	Tarrant	3	Urban				NC	63	6	69	Elderly	\$1,366,000		Lisa Stephens	Alyssa Carpenter	48439113001	139	17	4	8	4	0	172	6	Award	C	C	UR						
22250	Juniper Apartments	Approx. 6512 Jupiter Rd	Plano	75074	Collin	3	Urban				NC	64	16	80	General	\$1,500,000		Manish Verma	Janice Degollado	48085031409	139	17	4	8	4	0	172	7	Award	UR	C	UR						
22257	The Reserves at Magnolia	NWQ Willowood St and Bernard St	Denton	76205	Denton	3	Urban				NC	54	6	60	General	\$1,313,203	X	Matthew Gillam	Alyssa Carpenter	48121021000	132	17	4	8	4	7	172	8	Award	C	C	UR						
22251	Gala at Ridgmar	NEC Plaza Pkwy and Lands End Blvd	Fort Worth	76116	Tarrant	3	Urban				NC	77	14	91	Elderly	\$1,597,937		Jordan Snyder	Alyssa Carpenter	48439123000	138	17	4	8	4	0	171	1							Violates elderly max			
22234	Westview Heights at Denton	NWC IH 35 and FM 1173	Denton	76207	Denton	3	Urban				NC	110	22	132	General	\$2,000,000		Adrian Iglesias	Chris Applequist	48121020401	138	17	4	8	4	0	171	2	Award	C	C	C						
22199	Torrington Fallmeadow	NEQ of Fallmeadow Street and Gardenvie	Denton	76207	Denton	3	Urban				NC	125	45	170	General	\$2,000,000		Payton Mayes	Ryan Combs	48121020401	138	17	4	8	4	0	171	3										
22175	Patriot Pointe at Markville	9222 Markville Dr.	Dallas	75243	Dallas	3	Urban				NC	103	28	131	General	\$2,000,000		Robert Long	Daniel Winters	48113007810	138	17	4	8	4	0	171	4										
22059	McKinney Virginia Parkway	NEQ of Virginia Parkway W and Carlisle Stre	McKinney	75071	Collin	3	Urban				NC	102	18	120	General	\$1,874,036		Tom Huth	Sara Reidy	48085030603	138	17	4	8	4	0	171	5										
22263	The Legacy in Denton Apartments	4298 E McKinney Avenue	Denton	76208	Denton	3	Urban				NC	120	0	120	General	\$2,000,000		Melissa Fisher	Jack Traeger	48121021405	138	17	4	8	4	0	171	6										
22015	Rodeo Lofts	901 East US 80	Mesquite	75149	Dallas	3	Urban				NC	96	0	96	General	\$1,750,000		Brian McGeady	Justin Gregory	48113017814	138	17	4	8	4	0	171	7										
22306	Sherry Apartments (aka Sherry Point	NEQ E Arkansas Ln and Sherry St	Arlington	76010	Tarrant	3	Urban				NC	86	10	96	General	\$1,850,000		Deepak P. Sulakhe	Jeannie Brasic	48439121905	131	17	4	8	4	7	171	8										
22291	The Zeisel	NWC Lindsey St. and Bernard St.	Denton	76201	Denton	3	Urban				NC	64	14	78	General	\$1,536,500		Lisa Stephens	Alyssa Carpenter	48121021000	132	17	4	8	4	0	165											
22258	The Reserves at Monarch	1400 Teasley Ln.	Denton	76205	Denton	3	Urban				NC	61	7	68	General	\$1,328,731	X	Matthew Gillam	Alyssa Carpenter	48121021301	132	17	4	8	4	0	165											
22960	The Park Tower	1209 Jacksboro Highway	Fort Worth	76114	Denton	3	Urban				NC	78	12	90	General	\$204,796		Val DeLeon		48439100800	FKA 21705/20018 Supp. Credits																	
22961	Kestrel on Cooper	2017-2025 S. Cooper St.	Arlington	76010	Tarrant	3	Urban				NC	76	14	90	General	\$65,000		Megan Lasch		48439122801	FKA 20147 Supp. Credits																	
22962	Hammack Creek Apts	NEQ Kennedale Sublett Rd. and Kennedale	Kennedale	76060	Tarrant	3	Urban				NC	86	21	107	General	\$156,500		Deepak P. Sulakhe		48439111404	FKA 19315 Supp. Credits																	
Estimated Amount Available to Allocate \$15,619,045																Total HTCs Requested				\$30,679,765																		
Elderly Max \$6,495,961																																						
Region 4/Rural																																						
22219	Celebration Paris	4415 Lamar Ave.	Paris	75462	Lamar	4	Rural				NC	76	0	76	Elderly	\$1,358,557		Alan Naul	Kevin Eden	48277000402	137	17	4	8	4	0	170		Award	C	C	UR						
22222	Paris View Apartments	4330 Pine Mill Rd	Paris	75462	Lamar	4	Rural				NC	56	0	56	General	\$1,102,823	X	Justin Zimmerman	Melissa Forster	48277000402	137	17	4	8	4	0	170											
22017	Reserve at Choctaw Street	1317 E Ferguson Road	Mount Pleasant	75455	Titus	4	Rural				NC	72	0	72	General	\$1,358,557		Brian McGeady	Justin Gregory	48449950800	136	17	4	8	4	0	169											
22268	Mt. Pleasant Senior	Tennison Road	Mount Pleasant	75455	Titus	4	Rural				NC	48	0	48	Elderly	\$966,427	X	Emanuel H. Glockzin	Betsy Brown	48449950800	136	17	4	8	4	0	169											
22963	Abbingdon Park	321 S. Standish Street	Henderson	75654	Rusk	4	Rural				NC	58	6	64	Elderly	\$63,307		Breck Kean		48401950800	FKA 20262 Supp. Credits																	
22964	Reserve at Sulphur Springs	NWC of League Street and Bell Street	Sulphur Springs	75482	Hopkins	4	Rural				NC	72	0	72	Elderly	\$93,000		Brian McGeady		48223950402	FKA 20016 Supp. Credits																	
22965	Tool Cedar Trails	NEQ N Tool Dr. and Oak Cir.	Tool	75143	Henderson	4	Rural				NC	48	0	48	Elderly	\$66,657		Michael Fogel		48213950800	FKA 19236 Supp. Credits																	
Estimated Amount Available to Allocate \$1,399,055																Total HTCs Requested				\$5,009,328																		

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes	
Region 4/Urban																																		
22228	Celebration Tyler	NE corner of County Road 164 and Cumber	Tyler	75703	Smith	4	Urban				NC	74	0	74	Elderly	\$1,575,000		Brian Kimes	Jim Markel	48423001905	134	17	4	8	4	0	167		Award	C	C	C		
22014	Reserve at Grande	1223 Grande Boulevard	Tyler	75703	Smith	4	Urban				NC	72	0	72	Elderly	\$1,320,562		Brian McGeady	Justin Gregory	48423002006	138	0	4	8	4	0	154							
22966	Rosewood Senior Villas	2929 Calloway Road	Tyler	75707	Smith	4	Urban				NC	86	6	92	Elderly	\$86,428		Kent Hance		48423001803	FKA	19225	Supp. Credits											
Estimated Amount Available to Allocate \$1,359,858																Total HTCs Requested				\$2,981,990														
Region 5/Rural																																		
22967	The Villas at Pine Grove	2602 S John Redditt Drive	Lufkin	75904	Angelina	5	Rural				NC	60	8	68	Elderly	\$153,500		Rick J. Deyoe		48005000902	FKA	19364	Supp. Credits											
Estimated Amount Available to Allocate \$1,047,791																Total HTCs Requested				\$153,500														
Region 5/Urban																																		
22331	Pinehurst Villas	4066 W Park Ave	Pinehurst	77630	Orange	5	Urban				NC	60	0	60	Elderly	\$1,048,571	X	Vaughn C. Zimmerm.	Jeff Beckler	48361020800	127	17	4	8	4	0	160		Award	C	C	UR		
22329	Abiding Grace	Northeast Quadrant of Cardinal Dr. and Far Beaumont		77705	Jefferson	5	Urban				NC	84	0	84	General	\$1,375,126		Miranda Sprague	Tamea Dula	48245002200	83	17	4	8	4	7	123							
Estimated Amount Available to Allocate \$943,272																Total HTCs Requested				\$2,423,697														
Region 6/Rural																																		
22208	FishPond at Walker	approx. 935 Hwy 190 E	Huntsville	77340	Walker	6	Rural				NC	48	0	48	Elderly	\$900,000		David Fournier	Lisa Vecchietti	48471790103	135	17	4	8	4	0	168		Award	C	C	C		
22116	Amber Ridge Apartments	Woodway Dr. and Hwy 288	Angleton	77515	Brazoria	6	Rural				NC	48	0	48	General	\$853,293		Justin Zimmerman	Melissa Forster	48039662100	133	17	4	8	4	0	166							
Estimated Amount Available to Allocate \$600,000																Total HTCs Requested				\$1,753,293														
Region 6/Urban																																		
22139	Hartwood at Clarblak	4014-4015 Clarblak	Houston	77080	Harris	6	Urban				NC	112	13	125	General	\$2,000,000		Nathan Kelley	Jela Paul	48201522000	139	17	4	8	4	0	172		Award	C	C	C		
22193	Oak Avenue Lofts	810 Oak Avenue	Houston	77018	Harris	6	Urban				NC	81	0	81	General	\$1,975,594		Donna Rickenbacker	James Goodwille	48201530900	139	17	4	8	4	0	172		Award	C	C	C		
22295	The Warehouse Lofts at 707 (fka We	707-717 Walnut Street	Houston	77002	Harris	6	Urban				NC	84	0	84	General	\$1,114,918		Patricia Murchison	Craig Taylor	48201210100	139	17	4	8	4	0	172		Award	C	C	C		
22023	Kirkwood Crossing Apartments	12000 Bissonnet Street	Houston	77099	Harris	6	Urban				NC	114	24	138	General	\$2,000,000		Jessica Mullins	Alex Waterbury	48201453601	132	17	4	8	4	7	172		Award	C	C	UR		
22090	Lofts at Hartsook	10426 Hartsook Street	Houston	77034	Harris	6	Urban	X			NC	96	0	96	General	\$2,000,000		Russ Michaels	Matt Higgins	48201321000	138	17	4	8	4	0	171	1	Award	C	C	C		
22091	Oak Lofts Crossing	SWC of S. Kirkwood and Techniplax Drive	Stafford	77477	Fort Bend	6	Urban	X			NC	60	0	60	Elderly	\$1,321,506		JOT Couch	Matt Higgins	48157671800	138	17	4	8	4	0	171	2	Award	C	C	C		
22018	Cole Creek Estates	Approx 6850 Gessner Road	Houston	77040	Harris	6	Urban				NC	102	6	108	General	\$1,914,991		Ryan Hettig	Barry Kahn	48201534203	138	17	4	8	4	0	171	3	Award	C	C	C		
22254	Landmark 301	301 1st St.	Conroe	77301	Montgomery	6	Urban				NC	48	0	48	Elderly	\$1,062,082		Matthew Gillam	Alyssa Carpenter	48339693101	131	17	4	8	4	7	171	4	Award	C	C	UR		
22053	Houston at Ella Boulevard	SEQ Rushcreek Drive and Ella Boulevard	Houston	77067	Harris	6	Urban				NC	115	31	146	General	\$2,000,000		Cody J. Hunt	Sara Reidy	48201550200	131	17	4	8	4	7	171	5						
22244	Fairways at Westwood	9745 Bissonnet Street	Houston	77036	Harris	6	Urban				NC	108	0	108	General	\$2,000,000		Laolu Yemitan	Zach Cavender	48201433600	131	17	4	8	4	7	171	6						
22056	New Hope Housing Hansen	9150 Gulf Freeway	Houston	77017	Harris	6	Urban	X			NC	160	0	160	General	\$2,000,000		Emily Abelen	Ron Lastimoso	48201333202	131	17	4	8	4	7	171	7						
22114	Las Brisas Redevelopment	4500 and 4428 N. Main Street	Houston	77009	Harris	6	Urban	X			NC	107	88	195	General	\$2,000,000		Aaron Campbell	Laura Grace	48201511600	137	17	8	8	0	0	170							
22221	West Fork Place	West side of Kingwood Place Drive, extensio	Houston	77339	Montgomery	6	Urban				NC	112	6	118	Elderly	\$2,000,000		Zachary Cavender	Taylor Pate	48339692300	137	17	4	8	4	0	170							
22185	Casa de Magnolia	7501 Harrisburg Blvd	Houston	77012	Harris	6	Urban				NC	98	30	128	Elderly	\$1,826,269		Gary Lacey	Juana Granados	48201311100	128	17	0	8	4	7	164							
22968	New Hope Housing Savoy	6315 Savoy Drive	Houston	77036	Harris	6	Urban	X			NC	120	0	120	Supp Hsg	\$103,030		Emily Abelen		48201432801	FKA	21707/20075	Supp. Credits											
22969	Canal Lofts	5601 Canal Street	Houston	77011	Harris	6	Urban				NC	100	50	150	General	\$105,000		Nathan Kelley		48201310500	FKA	20011	Supp. Credits											
22970	Heritage Senior Residences	1120 Moy Street	Houston	77007	Harris	6	Urban				NC	94	41	135	Elderly	\$100,612		Carine Yhap		48201510600	FKA	21714/20204	Supp. Credits											
22971	Ella Grand	2077 S Gessner Rd.	Houston	77063	Harris	6	Urban				NC	115	30	145	Elderly	\$225,000		Janine Sisak		48201431101	FKA	21715/20205	Supp. Credits											
22972	900 Winston	900 Winston	Houston	77009	Harris	6	Urban				NC	102	12	114	Elderly	\$105,000		Amay Inamdar		48201511400	FKA	19074	Supp. Credits											
22973	Gala at MacGregor	Approx 102 Carson Ct.	Houston	77004	Harris	6	Urban				NC	75	10	85	Elderly	\$218,964		Amy Dosen		48201312600	FKA	19085	Supp. Credits											
Estimated Amount Available to Allocate \$14,889,161																Total HTCs Requested				\$26,072,966														
Elderly Max \$6,390,428																																		
Region 7/Rural																																		
22224	Serene Falls	approx. 1346 US 281	Marble Falls	78654	Burnet	7	Rural				NC	73	5	78	Elderly	\$900,000	X	Derek DeHay	Mark Mayfield	48053960800	133	17	4	8	4	0	166		Award	C	C	UR		
22325	Washington Park	1500 Farm Street	Bastrop	78602	Bastrop	7	Rural				NC	36	0	36	General	\$900,000		Jacob Mooney	Sarah Andre	48021950400	102	17	4	8	4	0	135							
22974	La Grange Springs	NEC of Hwy 77 and CR 2145	La Grange	78945	Fayette	7	Rural				NC	120	27	147	General	\$79,482		Butch Richardson		48149970200	FKA	20273	Supp. Credits											
Estimated Amount Available to Allocate \$600,000																Total HTCs Requested				\$1,879,482														

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes			
Region 7/Urban																																				
22274	Cady Lofts	NWQ E 39th St and N IH 35	Austin	78751	Travis	7	Urban	X	NC		100	0	100	Supportive H	\$1,647,957			Sally Gaskin	Alyssa Carpenter	48453000302	134	17	4	8	4	7	174		Award	C	C	C				
22000	The Lancaster	5111-5115 Lancaster Court	Austin	78723	Travis	7	Urban	X	NC		60	0	60	Supportive H	\$1,123,728		X	Julia Spann	Conor Kenny	48453002105	133	17	4	8	4	7	173									
22135	Red Oaks	1100 Block of Ranch Road 620 and El Salido	Austin	78750	Williamson	7	Urban		NC		70	0	70	General	\$1,600,000			Matthew Rieger	Valentin DeLeon	48491020404	138	17	4	8	4	0	171									
22007	Anderson Creek	Approx. 1701 East Anderson Lane	Austin	78752	Travis	7	Urban		NC		89	0	89	General	\$1,878,093			Christopher Shear	Ana Padilla	48453001811	131	17	4	8	4	7	171									
22975	Arbor Park	6306 McNeil Drive	Austin	78729	Travis	7	Urban		NC		120	27	147	Elderly	\$225,000			Janine Sisak		48453001785	FKA 21713/20192 Supp. Credits															
21063	Parker Apartments	2105 Parker Lane	Austin	78741	Travis	7	Urban	X	NC		135	0	135	General	\$1,500,000			Walter Moreau		48453002315	2022 Fwd. Commitment															
Estimated Amount Available to Allocate \$4,222,590													Total HTCs Requested		\$7,974,778																					
Elderly Max \$1,610,918																																				
Region 8/Rural																																				
22976	Franklin Trails	S side of W. Decherd St., W of Hearne St.	Franklin	77859	Robertson	8	Rural		NC		38	0	38	Elderly	\$40,550			Michael Fogel		48395960300	FKA 19238 Supp. Credits															
Estimated Amount Available to Allocate \$677,143													Total HTCs Requested		\$40,550																					
Region 8/Urban																																				
22038	Avanti Legacy Parkview	SWC of N. WS Young Dr and Atkinson Ave	Killeen	76541	Bell	8	Urban		NC		100	8	108	Elderly	\$2,000,000			Enrique Flores	Michael Tamez	48027022200	132	17	4	8	4	7	172	1	Award	C	C	UR				
22037	Avanti Legacy North Oaks	1001 & 1003 Medical Drive	Killeen	76543	Bell	8	Urban		NC		66	0	66	Elderly	\$1,585,443			Enrique Flores	Michael Tamez	48027022101	139	17	4	8	4	0	172	2								
22287	Hueco Residences	Approx. 2600 Lake Shore Drive	Waco	76708	McLennan	8	Urban		NC		75	13	88	General	\$1,739,000			Tim Lang	Cliff Snyder	48309003000	139	17	4	8	4	0	172	3								
22087	Ridge Lofts at Skylark	W of Dogwood Blvd and S of Beechwood Ln	Killeen	76543	Bell	8	Urban		NC		93	4	97	Elderly	\$1,900,000			Jervon Harris	Matt Higgins	48027022300	132	17	4	8	4	7	172	3								
22057	Waco South New Road	3200 South New Road	Waco	76706	McLennan	8	Urban		NC		106	28	134	General	\$1,918,194			Cody J. Hunt	Sara Reidy	48309002100	138	17	4	8	4	0	171									
22082	East Avenue Crossing	3318 East Rancier Avenue	Killeen	76543	Bell	8	Urban		NC		96	0	96	General	\$2,000,000			Jervon Harris	Matt Higgins	48027022200	132	17	4	0	4	7	164									
Estimated Amount Available to Allocate \$2,364,142													Total HTCs Requested		\$11,142,637																					
Region 9/Rural																																				
22159	Riverview Manor	1600 Junction Highway	Kerrville	78028	Kerr	9	Rural		NC		36	0	36	Elderly	\$900,000			Stacy Hastie	Theresa Frerker	48265960200	115	17	4	8	4	0	148		Award	C	C	UR				
22977	Residence at Ridgehill	160-170 Lehmann Dr	Kerrville	78020	Kerr	9	Rural		NC		43	17	60	Elderly	\$62,809			April Engstrom		48265960402	FKA 20186 Supp. Credits															
Estimated Amount Available to Allocate \$600,000													Total HTCs Requested		\$962,809																					
Region 9/Urban																																				
22195	Vista at Silver Oaks	SWC of Silver Oaks and Brazil Dr and SEC of San Antonio	San Antonio	78213	Bexar	9	Urban		NC		76	0	76	General	\$2,000,000			Dan Wilson	Carine Yhap	48029191409	132	17	4	8	4	7	172	1	Award	C	C	C				
22008	Cloudhaven Apartments	127 Rainbow Drive	San Antonio	78209	Bexar	9	Urban	X	NC		65	0	65	General	\$2,000,000			Jason Arechiga	Max Whipple	48029120600	139	17	4	8	4	0	172	2	Award	C	C	UR				
22063	Vista at Thousand Oaks	NWQ of Thousand Oaks Dr. and El Sendero	San Antonio	78233	Bexar	9	Urban		NC		78	0	78	Elderly	\$1,885,000			Dan Wilson	Carine Yhap	48029121206	132	17	4	8	4	7	172	3								
22066	Vista at Hendersson Pass	SEC of Hendersson Pass and Turkey Point St	San Antonio	78232	Bexar	9	Urban		NC		76	0	76	General	\$1,882,000			Dan Wilson	Carine Yhap	48029121117	139	17	4	8	4	0	172	4								
22075	Quarry Park Village	4611 Thousand Oaks Drive	San Antonio	78233	Bexar County	9	Urban		NC		96	0	96	Elderly	\$2,000,000			Jervon Harris	Matt Higgins	48029121206	132	17	4	8	4	7	172									
22048	Live Oak 35	999 North IH35	Live Oak	78233	Bexar	9	Urban		NC		109	32	141	General	\$1,990,271			Tom Huth	Sara Reidy	48029121802	138	17	4	8	4	0	171									
22200	Village at Boyer	1510 Hoefgen Ave	San Antonio	78210	Bexar	9	Urban	X	NC		86	0	86	General	\$1,738,514			Brad McMurray	Cindy Marquez	48029140200	131	17	8	8	0	7	171									
22043	Avanti Silver Heights	NWQ of Silver Oaks Dr. & West Ave.	San Antonio	78213	Bexar	9	Urban		NC		86	4	90	General	\$2,000,000			Judith Flores	Toby Williams	48029191409	139	17	4	0	4	0	164									
Estimated Amount Available to Allocate \$5,501,929													Total HTCs Requested		\$15,495,785																					
Elderly Max \$2,500,627																																				
Region 10/Rural																																				
22211	MillPond at Robstown	approx. NW intersection of US-77 & CR 44	Robstown	78380	Nueces	10	Rural		NC		66	6	72	General	\$942,729		X	David Fournier	Lisa Vecchietti	48355005802	134	17	4	8	4	0	167		Award	C	C	UR				
22320	Lavaca Bay Apartments	SW Corner of Tiney Browning Blvd. and Bro Port Lavaca	Rockport	77979	Calhoun	10	Rural		NC		48	0	48	General	\$942,729		X	Vaughn C. Zimmern	Jeff Beckler	48057000100	133	17	4	8	4	0	166									
22978	Gulf Shore Villas	1400 FM 3036	Rockport	78382	Aransas	10	Rural		NC		48	8	56		\$40,000			Rick J. Deyoe		48007950300	FKA 20054 Supp. Credits															
Estimated Amount Available to Allocate \$645,882													Total HTCs Requested		\$1,925,458																					
Region 10/Urban																																				
22212	FishPond at Victoria	2513 N Navarro St.	Victoria	77901	Victoria	10	Urban		NC		75	0	75	Elderly	\$1,157,271			David Fournier	Lisa Vecchietti	48469000601	138	17	4	8	4	0	171		Award	C	C	C				
22249	Weber Lofts	SWB of Weber Rd and Capitol Dr	Corpus Christi	78413	Nueces	10	Urban		NC		58	0	58	General	\$1,252,405			Jose Gonzalez	Jennifer Gonzalez	48355002304	137	17	4	8	4	0	170									
Estimated Amount Available to Allocate \$1,280,290													Total HTCs Requested		\$2,409,676																					
Region 11/Rural																																				
22204	Rio Manor Apartments	600 W. Cantu Road	Del Rio	78840	Val Verde	11	Rural	X	Recon		60	0	60	General	\$1,450,000		X	Bradford McMurray	Cindy Marquez	48465950301	123	17	0	8	4	7	159		Award	C	C	UR				
22979	Avanti Valley View	1000 N. Jackson Rd	Hidalgo	78557	Hidalgo	11	Rural		NC		68	12	80	General	\$63,325			Enrique Flores		48215021305	FKA 20181 Supp. Credits															
Estimated Amount Available to Allocate \$995,293													Total HTCs Requested		\$1,513,325																					

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (SH = Supp. Hsg.)	HTC Request	Direct Loan	Applicant Contact Name	Second Contact Name	Census Tract(s)	Self Score Total	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	Tie Breaker Rank	Recommendation	Review Status	PPR Status	Underwriting Status	Notes				
Region 11/Urban																																					
22054	Hillside Crossing	1019 Hillside Rd	Laredo	78041	Webb	11	Urban				NC	120	0	120	General	\$2,000,000		Doak Brown	Kathryn Saar	48479001706	139	17	4	8	4	0	172	1	Award	C	C	UR					
22039	Avanti Legacy Rosewood	SWQ of International Blvd. & Springfield Av	Laredo	78045	Webb	11	Urban				NC	96	3	99	Elderly	\$2,000,000		Enrique Flores, IV	Michael Tamez	48479001720	139	17	4	8	4	0	172	2	Award	C	C	UR					
22227	Lalita Senior Living	NEQ of Minnesota Ave and Southmost Blvd	Brownsville	78521	Cameron	11	Urban				NC	86	16	102	Elderly	\$1,500,000		Manish Verma	Janice Degollado	48061013305	139	17	4	8	4	0	172	3	Award	C	C	UR					
22112	Calle del Norte Apartments, LLC	210 Calle del Norte	Laredo	78041	Webb	11	Urban				NC	55	0	55	General	\$1,157,440		Vaughn Zimmerman	Jeff Beckler	48479001718	138	17	4	8	4	0	171										
22028	San Dario Lofts	SEQ San Dario Avenue and International Bo	Laredo	78045	Webb	11	Urban				NC	100	0	100	Elderly	\$1,820,200		Jacob Mooney	Rebecca Broadbe	48479001720	139	17	4	0	4	0	164										
22186	Amador Lofts	NEC of Springfield Avenue and Amador Sali	Laredo	78045	Webb	11	Urban				NC	103	0	103	Elderly	\$1,816,004		Steve Lollis	Ryan Lollis	48479001720	139	17	4	0	4	0	164										
22980	Avanti Legacy at Emerald Point	3300 N K Center	McAllen	78501	Hidalgo	11	Urban				NC	84	6	90	Elderly	\$74,990		Henry Flores		48215020904	FKA 19330 Supp. Credits																
22981	Avanti at Emerald Point	3301 N Jackson Rd	McAllen	78501	Hidalgo	11	Urban				NC	65	7	72	General	\$74,990		Henry Flores		48215020904	FKA 19331 Supp. Credits																
Estimated Amount Available to Allocate \$5,962,082												Total HTCs Requested				\$10,443,624																					
Region 12/Rural																																					
22288	Butler Park Apartments	1325 NW County Road	Andrews	79714	Andrews	12	Rural				NC	42	6	48	General	\$866,092		Justin Zimmerman	Melissa Forster	48003950100	132	17	4	8	4	0	165		Award	C	C	C					
22034	Sagebrush Apartments	218 Lynn Gavit	Brady	76825	McCulloch	12	Rural				AcR	60	0	60	General	\$599,999		Mark Mayfield	Victoria W. Spicer	48307950300	117	17	0	8	4	6	152										
22982	Heritage Heights at Big Spring	120 Airbase Rd	Big Spring	79720	Howard	12	Rural				NC	66	0	66	Elderly	\$63,000		Adrian Iglesias		48227950802	FKA 19202 Supp. Credits																
Estimated Amount Available to Allocate \$600,000												Total HTCs Requested				\$1,529,091																					
Region 12/Urban																																					
21317	San Angelo Terrace	W side of Appaloosa Trail, S of Hwy 67	San Angelo	76904	Tom Green	12	Urban				NC	58	14	72	General	\$1,328,167		Michael Fogel		48451001707	2022 Fwd. Commitment																
Estimated Amount Available to Allocate \$2,150,442												Total HTCs Requested				\$1,328,167																					
Region 13/Rural																																					
22198	Kinship Community (aka Clint Comm E. Side of Alameda Ave at Alamito Creek Av	Clint	79836	El Paso	13	Rural				X	NC	44	0	44	General	\$900,000		Satish Bhaskar	Alyssa Carpenter	48141010501	123	8.5	4	4	0	0	139.5		Award	C	C	UR					
22983	Inkwood Estates	107 S. San Elizario Rd	Clint	79836	El Paso	13	Rural				NC	40	0	40	General	\$51,750		Roy Lopez		48141010404	FKA 20268 Supp. Credits																
Estimated Amount Available to Allocate \$600,000												Total HTCs Requested				\$951,750																					
Region 13/Urban																																					
22191	Fiesta Palms	1080 Horizon Blvd.	Socorro	79927	El Paso	13	Urban				NC	60	20	80	General	\$1,100,000		R.L. Bowling, IV	Demetrio Jimene:	48141010347	120	17	4	8	4	0	153		Award	C	C	C					
22124	Sunset Vista Seniors	1333 Pullman Drive	El Paso	79936	El Paso	13	Urban				NC	40	4	44	Elderly	\$934,000		Roy Lopez	Ike Monty	48141010338	110	0	4	8	4	0	126		Award	C	C	C					
22140	Ridgestone Seniors	11040 Montana Avenue	El Paso	79936	El Paso	13	Urban				NC	30	3	33	Elderly	\$730,250		Roy Lopez	Ike Monty	48141010311	105	0	4	8	4	0	121										
22123	Villas at Augusta	SWC of Augusta Drive and N. Zaragosa Roa	El Paso	79938	El Paso	13	Urban				NC	60	0	60	General	\$1,415,500		Roy Lopez	Ike Monty	48141010341	104	0	4	8	4	0	120										
22147	Nevarez Palms II	220 N. Nevarez Rd.	Socorro	79927	El Paso	13	Urban				NC	28	20	48	General	\$537,000		R.L. Bowling, IV	Demetrio Jimene:	48141004002	85	17	4	8	4	0	118										
22984	Nuestra Senora	415 Montana Avenue	El Paso	79902	El Paso	13	Urban			X	NC	80	0	80	General	\$184,917		Tom Deloye		48141001600	FKA 21712/20190 Supp. Credits																
22985	Artcraft Palms	6137 Will Jordan Place	El Paso	79932	El Paso	13	Urban				NC	100	24	124	General	\$184,916		Bobby Bowling, IV		48141010219	FKA 20297 Supp. Credits																
Estimated Amount Available to Allocate \$2,286,933												Total HTCs Requested				\$5,086,583																					
TOTAL ESTIMATED AMOUNT AVAILABLE:		\$79,898,566										TOTAL AMOUNT REQUESTED:				\$156,684,663																					

Report 9

Public Comment

(Posted Separately)