MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

June 28, 2004

Action Items
Approve a list of applications (as of June 28) for Housing Tax Credits in accordance with the 2004 Qualified Allocation Plan and Rules.

Required Action
Approve, deny or approve with amendments, subject to underwriting and possible appeals, the list of recommended applications (as of June 28) for Housing Tax Credits from the 2004 Housing Tax Credit Ceiling.

Background and Recommendations
The Board is required by §2306.6724(e) to “review the recommendations of department staff regarding applications and shall issue a list of approved applications each year in accordance with the qualified allocation plan no later than June 30.” In July, as required by §2306.6724(f), the Board “shall issue final commitments for allocations of housing tax credits each year in accordance with the qualified allocation plan not later than July 31.” This agenda item satisfies the requirement for the June deadline for the 2004 Housing Tax Credit (HTC) cycle.

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

1. Cumulative Recommendation List (only shows those applications recommended)
2. Recommendations for the Nonprofit Set-Aside (shows all active applications in the nonprofit set-aside)
3. Recommendation List by Region (shows all active applications)
4. Summary Report per Development (provided in Development # order for all active applications)

Please note that no recommendations are being made at this time for 2005 Forward Commitments or the Waiting List. The final recommendations for the HTC awards will take place at the board meeting on July 28, 2004; we anticipate making the Waiting List recommendations at that meeting.
I. REGIONAL ALLOCATION FORMULA AND SET ASIDES

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

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

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

<table>
<thead>
<tr>
<th>Region Number</th>
<th>Regional Allocation</th>
<th>Rural Allocation</th>
<th>Urban/Exurban Allocation</th>
<th>USDA for Region</th>
<th>At-Risk for Region</th>
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II. APPLICATION SUBMISSIONS

2004 was the third year that a pre-application process was utilized. There were 264 Pre-Applications submitted reflecting a total request for credits of $194,140,537. Subsequently there were 182 full applications submitted with a total request for credits of $100,182,732. At this time, 23 of those applications have been terminated and 10 applications were withdrawn by the applicant. Additionally, five developments were awarded 2004 funds as Forward Commitments last year. Therefore, there are 149 applications currently competing for credits.

III. DEVELOPMENT EVALUATION

Central to the 2004 HTC application cycle was our commitment to ensuring fairness and consistency in evaluating all of the applications, and ensuring adherence to all required guidelines. Evaluation of the applications began with the Threshold Criteria review. This review is a prerequisite for further consideration under the Selection Criteria’s competitive point system. HTC staff reviewed Threshold and Selection Criteria using a system of peer reviews to confirm the accuracy of the scores awarded and to maintain consistency in the interpretation of the criteria requirements. Staff has inspected all proposed development sites to make a first-hand assessment of site conditions and to evaluate the physical state of developments applying for rehabilitation tax credits.

The Portfolio Management and Compliance Division is reviewing all recommended applications for instances of material non-compliance. The allocating agencies of other states were contacted to request comments on the applicants’ previous participation in their programs.

In accordance with state law, the Department held 13 public hearings from April 12 to April 23 in each of the thirteen regions to receive comments from citizens, neighborhood groups, and elected officials on the 2004 applications. The hearings and written comments provided valuable information regarding the need for and the impact of awarding credits to many developments. A summary of the public comment received on each recommended development is provided in each application’s summary report.

One significant change in the process this year was the addition of scoring for Quantifiable Community Participation. Staff evaluated all letters received for this exhibit and assigned scores when appropriate. All letters, whether ultimately scored or not, have been summarized for the Board in each application’s summary report indicating the comments of the neighborhood or other organizations. This year there were also numerous threshold requirements that were not required to be submitted to the Department until a date well after the original application submission. These include:

- the Market Studies and Environmental Site Assessments due on March 31;
- the preliminary zoning approval on April 1;
- the input from neighborhood organizations for Quantifiable Community Participation by April 30;
- letters from elected officials and local resolutions on May 31; and
- several types of evidence including construction loan closing documentation on 2003 awards and evidence of required subsidies for 2004 applications on June 14.

While having numerous extended deadlines enabled applicants to have more time to attain certain documents and evidence, the impact administratively has been that scores were not
finalized until June 18, 2004. This has made it administratively challenging for staff to identify the developments that require a review for financial feasibility. Additionally, because scoring notices have only recently been provided to applicants (which trigger the appeals process), many applicants are filing appeals that will be heard at both the July 8 and July 28 Board meetings.

IV. STAFF RECOMMENDATION

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

At this time, applications have not been reviewed for financial feasibility. All recommendations made to the Board are based on credit amounts requested and the representations of the applicant. Therefore, all recommendations are subject to a review for financial feasibility. Through this review some applications may be found to be financially infeasible, in which case they will be removed from the Recommendation List for the July 28 Board meeting. Furthermore, applications that are found to be feasible, may still have their credit amount reduced and/or may have conditions placed on the allocation.

In addition to applications that may be removed from the list for issues of financial feasibility, applications may also be removed from the recommended list as appeals on applications are heard. For example, if an appellant has a successful appeal and receives a reinstatement of points, they may move ahead of an applicant who is on this June 28 Recommended List. Also, the attached recommendation list has not comprehensively removed applications that might cause the applicant to violate the $2 million credit limit. Those adjustments will not be made until all underwriting has been completed.

As staff was making recommendations, the Nonprofit Set-Aside was evaluated first. All applications competing in the Nonprofit Set-Aside were reviewed based on their score and the highest scoring applications were recommended until the necessary credit amount for the set-aside was reached. Each of those Nonprofit applications was then attributed to the region in which it is located. Subsequently, each region was reviewed. The first evaluation within each region was to ensure that the highest scoring USDA applications from each region were selected to satisfy the USDA Allocation; followed by the selection of the highest scoring At-Risk Set-Aside applications to satisfy the required set-aside amount in each region. As the amounts requested in each region do not equate to the amounts available, each region is either somewhat over allocated or somewhat under allocated. Essentially, those regions whose shortfall would have been a large proportion of their allocation were the ones that would be over allocated.

The total number of developments recommended is 75. Including the 5 Forward Commitments awarded in 2003, this is a total of 80 developments recommended credits for 2004. The total amount recommended, including the Forward Commitments, is $40,987,711. Note that the total Credit Ceiling available is $40,366,280. The staff recommendation is therefore $621,431 more than the amount available to allocate. Because staff anticipates that the Recommendation List will change between this submission and the July Recommendation List, staff does not feel it is necessary to make this additional reduction at this time. The July Recommendation List will not exceed the 2004 Credit Ceiling.
## 2004 Housing Tax Credit Recommendations as of June 28, 2004

### Only Recommended Applications - Sorted by Region, Allocation Status and Score

<table>
<thead>
<tr>
<th>Dev. #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Development Address</th>
<th>Dev. City</th>
<th>Act. USDA</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total Pop.</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
<th>Comment</th>
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<td><strong>Allocation Information for Region 1:</strong></td>
<td>Total Credits Available for Region: $1,704,279</td>
<td>Rural Allocation: $805,212</td>
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<td>☑</td>
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</table>

Saturday, June 19, 2004
### Region: 2

#### Total Credits Available for Region:

- **$1,122,652**

#### Rural Allocation:

- **$511,597**

#### Urban/Exurban Allocation:

- **$611,055**

#### 5% Required for USDA

- **$56,132**

#### 15% Required for At-Risk:

- **$168,398**

### Applications Submitted in Region 2:

#### U/E

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<th>Pop.</th>
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<th>Owner Contact</th>
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**Total:** 158 176 $1,096,776

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**Total:** 60 72 $459,448

#### 4 Applications in Region

**Region Total:** 218 248 $1,556,224
### Region: 3

#### Allocation Information for Region 3:

- **Total Credits Available for Region:** $7,362,180
- **Rural Allocation:** $480,034
- **Urban/Exurban Allocation:** $6,882,146

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<th>Credit Request</th>
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<td>8301 Tumbleweed Trail White Settlement</td>
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<td>☐</td>
<td>☐</td>
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**Total:** 1,138 | 1,300 | $6,773,636

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**Total:** 76 | 84 | $388,646

### Regional Total

- **Applications in Region:** 13
- **Regional Total:** 1,214 | 1,384 | $7,162,282
### Region: 4

#### Allocation Information for Region 4:
- Total Credits Available for Region: **$1,947,249**
- Rural Allocation: **$1,201,626**
- Urban/Exurban Allocation: **$745,623**

#### Applications Submitted in Region 4:

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<th>LI</th>
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<th>Pop.</th>
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<th>15% Required for At-Risk</th>
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<td>☐</td>
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<td>F</td>
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<td>☐</td>
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<td>04176</td>
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<td>Gardens of Gladewater</td>
<td>108 N. Lee Drive</td>
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<td>04285</td>
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<td>501 MLK Drive</td>
<td>Jefferson</td>
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<td>☐</td>
<td>☑</td>
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<td>George Hopper</td>
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#### Region Total:
- Region Total: **$1,932,907**

### Region: 5

#### Allocation Information for Region 5:
- Total Credits Available for Region: **$1,562,356**
- Rural Allocation: **$845,109**
- Urban/Exurban Allocation: **$717,247**

#### Applications Submitted in Region 5:

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<th>AR</th>
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<th>Pop.</th>
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<th>15% Required for At-Risk</th>
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<td>Stone Hearst</td>
<td>1650 East Lucas Drive</td>
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<td>O.W. Collins Apartments</td>
<td>4440 Gulfway Drive</td>
<td>Port Arthur</td>
<td>R</td>
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<td>☑</td>
<td>☐</td>
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<td>200</td>
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<td>Ike Akbari</td>
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<td>☐</td>
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<td>36 Scattered Sites in East Orange</td>
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<td>☐</td>
<td>☑</td>
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<td>☐</td>
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<td>F</td>
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<td>F</td>
<td>$411,155</td>
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#### Region Total:
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<td>League City</td>
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**Total:** 1,336 1,587 $8,192,304
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<tr>
<td>04294</td>
<td>6</td>
<td>A</td>
<td>Lantana Ridge Apartments</td>
<td>2200 N. Adams St.</td>
<td>Beeville</td>
<td>ACQ/R</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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<td>55</td>
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<td>$66,535</td>
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<td>Beeville</td>
<td>ACQ/R</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>35</td>
<td>35</td>
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<tr>
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<td>Western Oaks Apartments</td>
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<td>☐</td>
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<td>24</td>
<td>24</td>
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<td>$84,662</td>
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<td>04284</td>
<td>6</td>
<td>A</td>
<td>Katy Manor Apartments</td>
<td>5360 E. 5th Street</td>
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<td>West Side Place Apartments</td>
<td>1000 N. 13th.</td>
<td>West Columbia</td>
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Total: 360 386 $1,381,149

21 Applications in Region
Region Total: 1,696 1,973 $9,573,453

Region: 7

Allocation Information for Region 7:

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<tr>
<th>Total Credits Available for Region:</th>
<th>Rural Allocation:</th>
<th>Urban/Exurban Allocation:</th>
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</thead>
<tbody>
<tr>
<td>$2,036,696</td>
<td>$444,394</td>
<td>$1,592,302</td>
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</table>

<table>
<thead>
<tr>
<th>5% Required for USDA</th>
<th>15% Required for At-Risk:</th>
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<tbody>
<tr>
<td>$101,834</td>
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Applications Submitted in Region 7:

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<th>Dev. City</th>
<th>Act. USDA</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total Pop.</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>04003</td>
<td>7</td>
<td>A</td>
<td>Villas on Sixth Street</td>
<td>1900 Block of E. Sixth Street</td>
<td>Austin NC</td>
<td>NC</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>136</td>
<td>160</td>
<td>0</td>
<td>$1,072,039</td>
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<tr>
<td>04101</td>
<td>7</td>
<td>A</td>
<td>Pleasant Hill Apartments</td>
<td>2501 Anken Dr.</td>
<td>Austin</td>
<td>ACQ/R</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>100</td>
<td>100</td>
<td>F</td>
<td>$493,633</td>
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Total: 236 260 $1,565,672

Applications Submitted in Region 7:

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<th>AR</th>
<th>LI</th>
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<th>Credit Request</th>
<th>Owner Contact</th>
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<th>1 Mile Conflict</th>
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</thead>
<tbody>
<tr>
<td>04004</td>
<td>7</td>
<td>A</td>
<td>Kingsland Trail Apartments</td>
<td>4800 Block of 2900</td>
<td>Kingsland</td>
<td>0</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>60</td>
<td>76</td>
<td>0</td>
<td>$444,394</td>
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Total: 60 76 $444,394

3 Applications in Region
Region Total: 296 336 $2,010,066
## Region: 8

**Allocation Information for Region 8:**

<table>
<thead>
<tr>
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<th>Urban/Exurban Allocation:</th>
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<tbody>
<tr>
<td></td>
<td>$457,956</td>
<td>$1,722,055</td>
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<table>
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<tr>
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### Applications Submitted in Region 8:

**U/E**

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<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total Pop.</th>
<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Owner Contact</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>04145</td>
<td>Village at Meadowbend Apartments II</td>
<td>Case Road at Martin Luther King Blvd.</td>
<td>Temple</td>
<td>NC</td>
<td></td>
<td></td>
<td>79</td>
<td>99</td>
<td>F</td>
<td></td>
<td></td>
<td>157</td>
<td>NA</td>
<td>Robert Joy</td>
<td>Competitive in Region</td>
</tr>
<tr>
<td>04018</td>
<td>Terrace Pines</td>
<td>819 Krenek Tap Road</td>
<td>College Station</td>
<td>NC</td>
<td></td>
<td></td>
<td>80</td>
<td>100</td>
<td>E</td>
<td></td>
<td></td>
<td>155</td>
<td>NA</td>
<td>Michael Lankford</td>
<td>Competitive in Region</td>
</tr>
<tr>
<td>04052</td>
<td>Chisholm Trail Senior Village</td>
<td>9th Street at Harris Street</td>
<td>Belton</td>
<td>NC</td>
<td></td>
<td></td>
<td>54</td>
<td>60</td>
<td>E</td>
<td></td>
<td></td>
<td>154</td>
<td>NA</td>
<td>Leslie Holleman</td>
<td>Competitive in Region</td>
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**Total:**

<table>
<thead>
<tr>
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<th>U/E</th>
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<th>$</th>
<th>$</th>
<th>$</th>
</tr>
</thead>
<tbody>
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<td>R</td>
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<td>213</td>
<td>259</td>
<td>1,661,150</td>
<td>1,661,150</td>
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<tr>
<td></td>
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<td></td>
<td>4 Applications in Region</td>
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**Applications Submitted in Region 8:**

**R**

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<th>Dev. City</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total Pop.</th>
<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Owner Contact</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>04152</td>
<td>Bluffview Villas</td>
<td>2800 Hwy 36 South</td>
<td>Brenham</td>
<td>NC</td>
<td></td>
<td></td>
<td>76</td>
<td>76</td>
<td>E</td>
<td></td>
<td></td>
<td>115</td>
<td>NA</td>
<td>Samuel Tijerina</td>
<td>Competitive in Region</td>
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</table>

**Total:**

<table>
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<tr>
<th>R</th>
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<th>R</th>
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<th>$</th>
<th>$</th>
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<td>76</td>
<td>76</td>
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**Region Total:**

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<th>$</th>
<th>$</th>
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<tbody>
<tr>
<td>6</td>
<td>6</td>
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## Region: 9

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

### Applications Submitted in Region 9:

#### U/E

<table>
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<th>#</th>
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<th>Development Address</th>
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<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total</th>
<th>Pop.</th>
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<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
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<tbody>
<tr>
<td>04005</td>
<td>9</td>
<td>Palacio del Sol</td>
<td>400 North Frio</td>
<td>San Antonio</td>
<td>0</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>160</td>
<td>200</td>
<td>$1,096,828</td>
<td>Fernando Godinez</td>
<td>200</td>
<td>NA</td>
<td>2003 Forward Commitment</td>
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<tr>
<td>04149</td>
<td>9</td>
<td>Seton Home Center for Teen Moms</td>
<td>1115 Mission Road</td>
<td>San Antonio</td>
<td>NC</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>24</td>
<td>24</td>
<td>$368,360</td>
<td>Margaret Starkey</td>
<td>163</td>
<td>NA</td>
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<tr>
<td>04047</td>
<td>9</td>
<td>Stratton Oaks</td>
<td>Stratton Ave. &amp; Zunker St.</td>
<td>Seguin</td>
<td>NC</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>100</td>
<td>100</td>
<td>$590,539</td>
<td>Colby Denison</td>
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<td>NA</td>
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</tr>
<tr>
<td>04258</td>
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<td>Vista Del Sol-The Rudy C Perez, Sr.</td>
<td>400 Block of SW 36th Street</td>
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<td>NC</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>96</td>
<td>120</td>
<td>$700,000</td>
<td>David Starr</td>
<td>147</td>
<td>04074</td>
<td>Nonprofit - Wins Tie 04131</td>
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<tr>
<td>04107</td>
<td>9</td>
<td>Whitefield Place Apartments</td>
<td>4622 Clark Avenue</td>
<td>San Antonio</td>
<td>ACQ/R</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>80</td>
<td>80</td>
<td>$430,196</td>
<td>Paul Patierno</td>
<td>132</td>
<td>04073/04139</td>
<td>At-Risk</td>
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**Total:** 460 524 $3,185,923

#### R

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<th>Total</th>
<th>Pop.</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>04007</td>
<td>9</td>
<td>Oaks Of Bandera</td>
<td>400 Block of Old San Antonio Highway</td>
<td>Bandera</td>
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<td>☐</td>
<td>☐</td>
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<td>76</td>
<td>76</td>
<td>$473,144</td>
<td>Lucille Jones</td>
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</tr>
<tr>
<td>04260</td>
<td>9</td>
<td>Towne Park in Fredericksburg II</td>
<td>1100 Block of S. Adams</td>
<td>Fredericksburg</td>
<td>NC</td>
<td>☑</td>
<td>☑</td>
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<td>39</td>
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<td>$257,151</td>
<td>Mark Mayfield</td>
<td>123</td>
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**Total:** 115 120 $730,295

**7 Applications in Region**

**Region Total:** 575 644 $3,916,218

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*Saturday, June 19, 2004*
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<thead>
<tr>
<th>Dev. #</th>
<th>Reg. A</th>
<th>Development Name</th>
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<th>LI</th>
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<tr>
<td></td>
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<td>$1,729,075</td>
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<td></td>
<td>15% Required for At-Risk:</td>
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**Allocation Information for Region 10:**

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<th>City</th>
<th>Act. USDA</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total Pop.</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
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<tbody>
<tr>
<td>04290</td>
<td>U/E</td>
<td>L.U.L.A.C. Village Park</td>
<td>1417 Home Road</td>
<td>Corpus Christi</td>
<td>R</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>152 152 F</td>
<td>$899,429</td>
<td>David Marquez</td>
<td>110 NA</td>
<td>At-Risk</td>
<td></td>
</tr>
<tr>
<td>04302</td>
<td>R</td>
<td>Sierra Royale Apartments</td>
<td>601 Wright Street</td>
<td>Robstown</td>
<td>NC</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>68 76 F</td>
<td>$529,620</td>
<td>Rick Deyoe</td>
<td>143 NA</td>
<td>Competitive in Region</td>
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<tr>
<td>04291</td>
<td>R</td>
<td>Saltgrass Landing Apartments</td>
<td>1602 South Church Street</td>
<td>Rockport</td>
<td>ACQ/R</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>55 56 F</td>
<td>$95,218</td>
<td>James Brawner</td>
<td>92 NA</td>
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**Total:** 275 284 $1,524,267
## Region: 11

### Allocation Information for Region 11:

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<tr>
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5% Required for USDA: $236,286
15% Required for At-Risk: $708,859

### Applications Submitted in Region 11:

#### U/E

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<tr>
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<th>NP</th>
<th>AR</th>
<th>LI</th>
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<th>Act.</th>
<th>USDA</th>
<th>A</th>
<th>Final Score</th>
<th>NA</th>
<th>Conflict</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>04032</td>
<td>11</td>
<td>Los Milagros</td>
<td>3600 Block of E. Mile 8 North</td>
<td>Weslaco NC</td>
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<td></td>
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<td>128</td>
<td>160</td>
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<td>$1,002,175</td>
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Total: 342

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Total: 240

6 Applications in Region

Region Total: 582

## Region: 12

### Allocation Information for Region 12:

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5% Required for USDA: $56,006
15% Required for At-Risk: $168,020

### Applications Submitted in Region 12:

#### U/E

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Total: 85

#### R

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Total: 63

2 Applications in Region

Region Total: 148

Saturday, June 19, 2004
## Region: 13

### Allocation Information for Region 13:

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<th>Pop.</th>
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<td>4700 Block of Diana Street</td>
<td>El Paso</td>
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<td></td>
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<td></td>
<td>$211,474</td>
<td></td>
<td>Bobby Bowling IV</td>
<td>200</td>
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<tr>
<td>13 Americas Palms</td>
<td>12300 Lorenzo Ruiz Drive</td>
<td>El Paso</td>
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<td></td>
<td>Bobby Bowling IV</td>
<td>132</td>
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<tr>
<td>13 Cedar Oak Townhomes</td>
<td>1440 Cedar Oak Dr.</td>
<td>El Paso</td>
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<td></td>
<td>Ike Monty</td>
<td>109</td>
</tr>
<tr>
<td>13 Horizon Palms</td>
<td>West of Darrington Rd.</td>
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<td>Bobby Bowling IV</td>
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</table>

**Total:**

- **Rural Allocation:** $288,481
- **Urban/Exurban Allocation:** $1,642,550

### Applications Submitted in Region 13:

#### U/E

<table>
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<tr>
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<th>Development Name</th>
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<th>Pop.</th>
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<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total</th>
<th>Pop.</th>
<th>Credit Request</th>
<th>Owner Contact</th>
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<td>NC</td>
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<td></td>
<td></td>
<td>$985,523</td>
<td>Ike Monty</td>
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<td>NA</td>
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</table>

**Total:**

- **U/E Applications Submitted in Region 13:** 274
- **Urban/Exurban Total:** $1,832,061

#### R

<table>
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<tr>
<th>#</th>
<th>Reg.</th>
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<th>Development Name</th>
<th>Development Address</th>
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<th>AR</th>
<th>LI</th>
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<th>Pop.</th>
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<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total</th>
<th>Pop.</th>
<th>Credit Request</th>
<th>Owner Contact</th>
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<td>NC</td>
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<td></td>
<td></td>
<td>$431,206</td>
<td>Bobby Bowling IV</td>
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<td>NA</td>
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**Total:**

- **R Applications Submitted in Region 13:** 76
- **Rehabilitation Total:** $431,206

### Total Applications

- **Total Applications:** 80
- **Region Total:**
  - Rural: $288,481
  - Urban/Exurban: $1,642,550
  - Total: $40,987,711

---

1. Award: A = recommended for an allocation, N = not recommended for an allocation.
2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction
3. Set-Asides: NP = Nonprofit, AR = At-Risk
5. Credit amounts reflectected are amounts requested.
6. Allocation: R = Rural Regional Allocation, U/E = Urban/Exurban Regional Allocation

NOTE: Each application on this list must still be reviewed for financial feasibility, a credit amount recommendation and any conditions to the award.
### 2004 Housing Tax Credit Final Recommendations as of June 28, 2004 - Nonprofit Set-Aside

Sorted by Recommendation Status and Self-Score

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

| Dev. # | Reg. | A | Development Name | Development Address | Dev. City | 2 | Set-Asides | 3 | Units | 4 | Pop. | 5 | Credit Request | 6 | Owner Contact | 7 | Final Score | 8 | 1 Mile Conflict | Comment |
|-------|------|---|------------------|---------------------|----------|---|------------|---|-------|---|------|---|----------------|---|--------------|---|-------------|--------|
| 04004 | 7    | A | Kingsland Trail Apartments | 4800 Block of 2900 | Kingsland | 0 | 0 | USDA | NP | AR | LI | Total | 0 | $444,394 | Mark Mayfield | 200 | NA | 2003 Forward Commitment |
| 04149 | 9    | A | Seton Home Center for Teen Moms | 1115 Mission Road | San Antonio | NC | 0 | USDA | NP | AR | LI | 24 | 24 | 0 | $368,360 | Margaret Starkey | 163 | NA | High Score Nonprofit |
| 04026 | 3    | A | Oak Timbers-White Settlement II | 8301 Tumbleweed Trail | White Settlement | NC | 0 | USDA | NP | AR | LI | 80 | 100 | 0 | $417,280 | Vaughan Mitchell | 157 | NA | High Score Nonprofit |
| 04047 | 9    | A | Stratton Oaks | Stratton Ave. & Zunker St. | Seguin | NC | 0 | USDA | NP | AR | LI | 100 | 100 | 0 | $590,539 | Colby Denison | 154 | NA | High Score Nonprofit |
| 04157 | 3    | A | Samaritan House | 929 Hemphill Ave. | Fort Worth | NC/AC | 0 | USDA | NP | AR | LI | 126 | 126 | 0 | $819,331 | Thomas Scott | 153 | NA | High Score Nonprofit |
| 04210 | 6    | A | Westview Place | Westview Blvd and Montgomery Park Blvd. | Conroe | NC | 0 | USDA | NP | AR | LI | 28 | 36 | 0 | $228,852 | Emanuel Glockzin | 148 | NA | High Score Nonprofit |
| 04117 | 4    | A | Longview Senior Apartments | 1600 Block of East Whatley | Longview | NC | 0 | USDA | NP | AR | LI | 90 | 100 | 0 | $656,458 | Brad Forslund | 148 | NA | High Score Nonprofit |
| 04258 | 9    | A | Vista Del Sol-The Rudy C Perez, Sr. | 400 Block of SW 36th Street | San Antonio | NC | 0 | USDA | NP | AR | LI | 96 | 120 | 0 | $700,000 | David Starr | 147 | 04074 | Nonprofit - Wins Tie 04131 |
| 04057 | 1    | A | Stone Hollow Village | E. Cornell & Martin Luther King Jr. Blvd. | Lubbock | NC | 0 | USDA | NP | AR | LI | 112 | 140 | 0 | $845,849 | Ron Hance | 146 | NA | Competitive in Region |
| 04167 | 6    | A | Oxford Place | 605 Berry Road | Houston | NC | 0 | USDA | NP | AR | LI | 200 | 250 | 0 | $1,200,000 | Ernie Etuk | 142 | 04188 | At-Risk |
| 04066 | 5    | A | Pineywoods Community Orange | 36 Scattered Sites in East Orange | Orange | NC | 0 | USDA | NP | AR | LI | 36 | 36 | 0 | $411,155 | Douglas Dowler | 139 | NA | Competitive in Region |
| 04222 | 3    | A | Primrose at Highland | 2100 Block of Highland Avenue | Dallas | NC | 0 | USDA | NP | AR | LI | 120 | 150 | 0 | $935,153 | Deepak Sulakhe | 137 | NA | Competitive in Region |
| 04156 | 6    | A | College Street Apartments | College Street near FM 2218 | Richmond | NC | 0 | USDA | NP | AR | LI | 80 | 100 | 0 | $507,651 | Lucy Hancock | 137 | NA | Competitive in Region |
| 04260 | 9    | A | Towne Park in Fredericksburg II | 1100 Block of S. Adams | Fredericksburg | NC | 0 | USDA | NP | AR | LI | 39 | 44 | 0 | $257,151 | Mark Mayfield | 123 | NA | Competitive in Region |
| 04290 | 10   | A | L.U.L.A.C. Village Park | 1417 Home Road | Corpus Christi | R | 0 | USDA | NP | AR | LI | 152 | 152 | 0 | $899,429 | David Marquez | 110 | NA | At-Risk |

Total: 1,343 1,554  $9,281,602
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Saturday, June 19, 2004
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1. Award: A = recommended for an allocation, N = not recommended for an allocation.
2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction
3. Set-Asides: NP = Nonprofit, AR = At-Risk
5. Credit amounts reflectected are amounts requested.
6. Allocation: R = Rural Regional Allocation, U/E = Urban/Exurban Regional Allocation

NOTE: Each application on this list must still be reviewed for financial feasibility, a credit amount recommendation and any conditions to the award.
### 2004 Housing Tax Credit Recommendations as of June 28, 2004

Sorted by Region, Allocation Status, Recommendation Status and Score

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Page 2 of 17 Saturday, June 19, 2004
## Region: 3

**Allocation Information for Region 3:**

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

### Applications Submitted in Region 3:

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<th>Development Address</th>
<th>Set-Asides</th>
<th>Units</th>
<th>Pop.</th>
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<td>8301 Tumbleweed Trail</td>
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**Subtotal:** 1,138 1,300 $6,773,636

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<td>308 S. Ruddell Street</td>
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**Subtotal:** 120 150 $993,822

**Total:** 1,258 1,450 $7,767,458
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**Total: 16 Applications in Region**

**Region Total: 1,484 1,710 $9,298,261**
## Region: 4

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### Applications Submitted in Region 4:

#### U/E

- **04117** 4 A Longview Senior Apartment 1600 Block of East Whatley Longview NC [ ] [ ] [ ] 90 100 F $656,458 Brad Forslund 148 NA High Score Nonprofit
- **04012** 4 A Tyler Square Apartments 1007 NNW Loop 323 Tyler ACQ/R [ ] [ ] [ ] 160 160 F $652,315 Doug Gurkin 116 NA At-Risk

**Subtotal:** 250 260 $1,308,773

- **04121** 4 N Tyler Senior Apartment Community 3200 Block of W. Front St. Tyler NC [ ] [ ] [ ] 90 100 E $638,196 Brad Forslund 145 NA
- **04247** 4 N Hawthorne Hills Apartments Grand Avenue & Crawford St. Marshall NC [ ] [ ] [ ] 63 63 F $455,467 Justin Zimmerman 144 NA
- **04086** 4 N Timber Village Apartments 2707 Norwood Street at Loop 390 Marshall NC [ ] [ ] [ ] 82 96 F $640,277 Rick Deyoe 140 NA

**Subtotal:** 235 259 $1,733,940

**Total:** 485 519 $3,042,713

#### R

- **04170** 4 A Gardens of Athens 314 N Wood Street Athens NC [ ] [ ] [ ] 32 36 E $245,888 George Hopper 143 NA Competitive in Region
- **04176** 4 A Gardens of Gladewater 108 N. Lee Drive Gladewater NC [ ] [ ] [ ] 34 36 E $260,918 George Hopper 140 NA Competitive in Region
- **04285** 4 A Ole Town Apartments 501 MLK Drive Jefferson ACQ/R [ ] [ ] [ ] 24 24 F $117,328 Jim Fieser 45 NA USDA

**Subtotal:** 90 96 $624,134

- **04194** 4 N Lexington Court 3407 U.S. Highway 259 North Kilgore NC [ ] [ ] [ ] 76 80 F $549,640 Emanuel Glockzin 137 NA
- **04243** 4 N Hampton Chase Apartments State HWY-155, South of N. Loop 256 Palestine NC [ ] [ ] [ ] 75 76 F $556,158 Justin Zimmerman 134 NA
- **04212** 4 N Village at Forest Grove 1000 Block of Richardson Road Mount Pleasant NC [ ] [ ] [ ] 64 72 F $540,697 Eric Hartzell 131 NA
- **04286** 4 N Country Place Apartments 1300 Courtland Rd. Atlanta ACQ/R [ ] [ ] [ ] 72 72 F $219,663 Jim Fieser 44 NA
- **04280** 4 N Country Square Apartments 1001 Lakeview Lone Star ACQ/R [ ] [ ] [ ] 24 24 F $78,006 Jim Fieser 43 NA

**Subtotal:** 311 324 $1,944,164

**Total:** 401 420 $2,568,298
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**Region: 5**

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

Total Applications in Region: 13
Region Total: 886 939 5,611,011
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**Subtotal:** 1,336 1,587 $8,192,304
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Subtotal: 1,598 1,818 $9,975,225

Total: 2,934 3,405 $18,167,529
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**Subtotal:**
- 6
- 568
- $2,466,135

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**Subtotal:**
- 3
- 208
- $1,084,986

**Total:**
- 37
- 568
- 614
- $2,466,135

**Region Total:**
- 3,502
- 4,019
- $20,633,664
### Region: 7

**Allocation Information for Region 7:**

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### Applications Submitted in Region 7: U/E

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### Applications Submitted in Region 7: R

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6 Applications in Region

Region Total: 424 498 $2,880,468
### Region: 8

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

#### Applications Submitted in Region 8:

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<td>Terrace Pines</td>
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**Region Total:** 613 715 $4,491,180
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**Allocation Information for Region 9:**
- **Total Credits Available for Region:** $3,156,143
- **Rural Allocation:** $885,772
- **Urban/Exurban Allocation:** $2,270,371
  - 5% Required for USDA: $157,807
  - 15% Required for At-Risk: $473,421

**Applications Submitted in Region 9:**
- **U/E 6**

Subtotal: 460 524 $3,185,923
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<td>5400 Block of Eisenhauer Ave.</td>
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**Total:** 18 Applications in Region

**Region Total:** 1,739 2,044 $12,464,206
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**Region Total:**

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**Applications Submitted in Region 10:**

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**Allocation Information for Region 11:**

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

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**Applications Submitted in Region 11:**

- **U/E:**
  - 04032, 11, A, Los Milagros, 128, 160, F, $1,002,175, Rowan Smith, 149, NA, Competitive in Region
  - 04014, 11, A, La Villita Apartments II, 64, 72, F, $453,311, Mark Musemeche, 145, NA, Competitive in Region
  - 04191, 11, A, Providence at Boca Chica, 150, 158, F, $1,034,927, Saleem Jafar, 134, NA, At-Risk

- **Subtotal:** $2,490,413

- **Total:** $4,350,885

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**Applications Submitted in Region 11:**

- **R:**
  - 04146, 11, A, Casa Korima, 156, 196, F, $1,182,999, Robert Joy, 148, NA, Wins Tie 04226
  - 04287, 11, A, Vista Hermosa Apartments, 20, 20, F, $63,097, Patrick Barbolla, 102, NA, USDA
  - 04275, 11, A, Bahia Palms Apartments, 64, 64, F, $123,922, Patrick Barbolla, 96, NA, USDA

- **Subtotal:** $1,370,018

- **Total:** $1,776,988

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**Total:** $3,147,006
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<td>85</td>
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</tr>
<tr>
<td>04163</td>
<td>12</td>
<td>N</td>
<td>Riverview Apartments</td>
<td>Corner of Rio Concho Drive &amp; S. Irene St.</td>
<td>San Angelo</td>
<td>NC</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>90</td>
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<td>F</td>
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<td>Tim Smith</td>
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<tr>
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<td>N</td>
<td>Windrock Apartments</td>
<td>Near Rankin Hwy. between Wolcott Ave &amp; Stokes Ave.</td>
<td>Midland</td>
<td>NC</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>80</td>
<td>100</td>
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<td></td>
<td></td>
</tr>
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<td>04143</td>
<td>12</td>
<td>N</td>
<td>Courtland Square Apartments</td>
<td>3500 W. 8th Street at W. Loop 338</td>
<td>Odessa</td>
<td>NC</td>
<td>☐</td>
<td>☐</td>
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<td>98</td>
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<td>Bert Magill</td>
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<td>04259</td>
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<td>N</td>
<td>Villa del Arroyo Apartments</td>
<td>1200 Block of Elm Street</td>
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<td>NC</td>
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<td>☑</td>
<td>☐</td>
<td>46</td>
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<td>Applications Submitted in Region 12:</td>
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<tr>
<td>04250</td>
<td>12</td>
<td>A</td>
<td>Knollwood Heights Apartments</td>
<td>NE corner of MLK Blvd &amp; West Mercy Dr.</td>
<td>Big Spring</td>
<td>NC</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>63</td>
<td>64</td>
<td>F</td>
<td>$457,678</td>
<td>Justin Zimmerman</td>
<td>127</td>
<td>NA</td>
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<td>Competitive in Region</td>
</tr>
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<td>Applications in Region</td>
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<td>462</td>
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<td>$3,652,514</td>
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</tr>
</tbody>
</table>

Saturday, June 19, 2004
### Region: 13

#### Allocation Information for Region 13:

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

#### Applications Submitted in Region 13:

**U/E**

<table>
<thead>
<tr>
<th>#</th>
<th>Reg.</th>
<th>Development Name</th>
<th>Development Address</th>
<th>Dev. City</th>
<th>Act.</th>
<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>Li</th>
<th>L/9</th>
<th>Total</th>
<th>Pop.</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>04001</td>
<td>13 A</td>
<td>Diana Palms</td>
<td>4700 Block of Diana Street</td>
<td>El Paso</td>
<td>NC</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>34</td>
<td>36</td>
<td>0 $211,474</td>
<td>Bobby Bowling IV</td>
<td>200</td>
<td>NA</td>
<td>2003 Forward Commitment</td>
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<tr>
<td>04196</td>
<td>13 A</td>
<td>Americas Palms</td>
<td>12300 Lorenzo Ruiz Drive</td>
<td>El Paso</td>
<td>NC</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>112</td>
<td>112</td>
<td>F $635,064</td>
<td>Bobby Bowling IV</td>
<td>132</td>
<td>NA</td>
<td>Competitive in Region</td>
</tr>
<tr>
<td>04070</td>
<td>13 A</td>
<td>Cedar Oak Townhomes</td>
<td>1440 Cedar Oak Dr.</td>
<td>El Paso</td>
<td>NC</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>128</td>
<td>160</td>
<td>F $985,523</td>
<td>Ike Monty</td>
<td>109</td>
<td>NA</td>
<td>Competitive in Region</td>
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**Subtotal:** 274 308 $1,832,061

**Total:** 274 308 $1,832,061

**Applications Submitted in Region 13:**

**R**

<table>
<thead>
<tr>
<th>#</th>
<th>Reg.</th>
<th>Development Name</th>
<th>Development Address</th>
<th>Dev. City</th>
<th>Act.</th>
<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>Li</th>
<th>L/9</th>
<th>Total</th>
<th>Pop.</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>04197</td>
<td>13 A</td>
<td>Horizon Palms</td>
<td>West of Darrington Rd.</td>
<td>Horizon City</td>
<td>NC</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>76</td>
<td>76</td>
<td>F $431,206</td>
<td>Bobby Bowling IV</td>
<td>130</td>
<td>NA</td>
<td>Competitive in Region</td>
</tr>
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</table>

**Subtotal:** 76 76 $431,206

**Total:** 76 76 $431,206

**4 Applications in Region**

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

---

1. Award: A = recommended for an allocation, N = not recommended for an allocation.
2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction
3. Set-Asides: NP = Nonprofit, AR = At-Risk
5. Credit amounts reflecteced are amounts requested.
6. Allocation: R = Rural Regional Allocation, U/E = Urban/Exurban Regional Allocation

NOTE: Each application on this list must still be reviewed for financial feasibility, a credit amount recommendation and any conditions to the award.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Oaks Of Bandera

BASIC DEVELOPMENT INFORMATION
Site Address: 400 Block of Old San Antonio Highway
City: Bandera
County: Bandera
Development #: 04007
Region: 9
Credits Requested: $473,144
Purpose / Activity: NC
Population Served: F

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

UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR+</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>16</td>
<td>36</td>
<td>24</td>
<td>0</td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
<td>0</td>
<td>68</td>
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</tr>
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</table>

Total LI Units: 76
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 76

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Frank Madla, District 19 S Points: 3 US Rep.: NC
TX Representative: Carter Casteel, District 73 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government ✅
Richard A. Evans, County Judge, S

Individuals/Businesses In Support: 48 In Opposition: 0

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

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

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
Score: 125 ✅ Meeting a Required Set Aside
Meeting the Regional Allocation 😶

Explanation: Has a competitive score within its allocation type within the region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**Housing Tax Credit Program - 2004 Application Cycle**

**June Board Summary - Development Information and Public Input Summary**

**Friendship Place**

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 600-700 E. Friendship Lane
- **City:** Fredericksburg
- **Region:** 9
- **Credits Requested:** $473,144
- **County:** Gillespie
- **Zip Code:** 78624
- **Population Served:** F
- **Set Asides:** At-Risk, Nonprofit
- **Allocation:** R
- **USDA Purpose / Activity:** NC

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

- **Eff 1 BR 2 BR 3 BR 4BR+**
  - 0 16 36 24 0
  - 30% 40% 50% 60%
  - 0 0 5 71

- **Total LI Units:** 76
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Project Units:** 76

**PUBLIC COMMENT SUMMARY**

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Troy Fraser, District 24
    - Points: 3
    - US Rep.: NC
  - **TX Representative:** Carter Casteel, District 73
    - Points: 3
    - US Senator: NC

- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** Tim Crenwelge, Mayor, S
  - **Mark Stroehser, Judge, S**

- **Individuals/Businesses In Support:** 5
  - **In Opposition:** 0

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

- Score: 120
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
# TYLER SQUARE APARTMENTS

## BASIC DEVELOPMENT INFORMATION

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<tr>
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<td>04012</td>
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<thead>
<tr>
<th>City</th>
<th>Region</th>
<th>Zip Code</th>
<th>Population Served:</th>
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<tbody>
<tr>
<td>Tyler</td>
<td>4</td>
<td>75702</td>
<td>F</td>
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<table>
<thead>
<tr>
<th>Set Asides</th>
<th>Allocation</th>
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<tbody>
<tr>
<td>At-Risk</td>
<td>U/E</td>
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</table>

<table>
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<tr>
<th>Credits Requested:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$652,315</td>
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</tbody>
</table>

## OWNER AND DEVELOPMENT TEAM

- **Owner:** NNW Loop 323, L.P.  
  Doug Gurkin - Phone: (512) 264-1020

- **Developer:** Edgewater Affordable, L.P.

- **Housing GC:** Concepts Builders

- **Architect:** Lloyd Waler Jary & Associates

- **Market Analyst:** O'Connor & Associates

- **Syndicator:** The Enterprise Social Investment Corp.

- **Supp Services:** N/A

- **App Consultant:** Djwelchel Consulting

### UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
<th>1 BR</th>
<th>2 BR</th>
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### OWNER AND DEVELOPMENT TEAM

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<th>3 BR</th>
<th>4 BR+</th>
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<tbody>
<tr>
<td></td>
<td>0</td>
<td>40</td>
<td>64</td>
<td>56</td>
</tr>
</tbody>
</table>

- **Total LI Units:** 160

## PUBLIC COMMENT SUMMARY

- **State/Federal Officials with Jurisdiction:**
  - TX Senator: Dr. Bob Deuell, District 2  
    Points: 3  
    US Rep.: NC
  - TX Representative: Leo Berman, District 6  
    Points: 3  
    US Senator: NC

- **Local Officials and Other Public Officials:**
  - Mayor/Judge: NC  
    Resolution of Support from Local Government: 
  - Becky Dempsey, County Judge, S

- **Individuals/Businesses:** In Support: 4  
  In Opposition: 0

## Neighborhood Input:

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

### General Summary of Comment:

There was support from officials and support from non-officials. There was one letter of opposition from an official.

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

- **Score:** 116
- **Meeting a Required Set Aside:** Yes
- **Meeting the Regional Allocation:** No

### Explanation:

Has a competitive score in the At-Risk Set-Aside in its region.
Kingswood Village

City: Edinburg  Zip Code: 78539  County: Hidalgo

Total Project Units: 80

Site Address: 521 South 27th Avenue

Basic Development Information

Development #: 04013  Credits Requested: $352,618  Population Served: F

Set Asides: At-Risk  Nonprofit
Allocation: U/E  USDA  Purpose / Activity: ACQ/R

Owner and Development Team

Owner: Kingswood South 27th, L.P.
Doug Gurkin - Phone: (512) 264-1020

Developer: Edgewater Affordable, L.P.

Housing GC: Capital Home Repairs

Architect: Lloyd Waler Jary & Associates

Market Analyst: O'Connor & Associates

Syndicator: The Enterprise Social Investment Corp.

Supp Services: N/A

App Consultant: Dwelchel Consulting

Unit Information

<table>
<thead>
<tr>
<th>Eff</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
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<tbody>
<tr>
<td>30%</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>80%</td>
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Total LI Units: 80  Market Rate Units: 0  Owner/Employee Units: 0  Total Project Units: 80

Public Comment Summary

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

State/Federal Officials with Jurisdiction:

TX Senator: Juan "Chuy" Hinojosa, District 20  S  Points: 3  US Rep.: NC

TX Representative: Aaron Pena, District 40  NC  Points: 0  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Richard H. Garcia, Mayor  S  Resolution of Support from Local Government: No

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

Neighborhood Input:

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

General Summary of Comment:

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

Recommendation by the Executive Award and Review Advisory Committee is Based On:

☑ Score: 120  ☐ Meeting a Required Set Aside  ☐ Meeting the Regional Allocation

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

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 2828 Rockwell Dr.
- **City:** Brownsville
- **State:** Texas
- **County:** Cameron
- **Zip Code:** 78520
- **Total Project Units:** 72
- **Credits Requested:** $453,311
- **Development #:** 04014
- **Population Served:** F
- **Allocation:** U/E
- **Purpose / Activity:** NC

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Housing Associates of Brownsville, Ltd.
- **Developer:** Kingsway Development
- **Housing GC:** Alpha Construction Company
- **Architect:** Holcomb Musemeche & Associates, Inc.
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** Midland Equity Corporation
- **Supp Services:** Neighbors in Need of Services Inc.
- **App Consultant:** N/A

**UNIT INFORMATION**

- **Eff 1 BR 2 BR 3 BR 4BR+**
  - 0 16 32 24 0
- **Credits:** 30% 40% 50% 60%
- **Set Asides:** At-Risk: 0
- **Population Served:** 64
- **Market Rate Units:** 8
- **Owner/Employee Units:** 0
- **Total Project Units:** 72

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** Eddie Trevino Jr, Mayor, S
- **Resolution of Support from Local Government:** ☐
- **Gilberto Hinojosa, County Judge, S**
- **Individuals/Businesses**
  - In Support: 0
  - In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

- **Score:** 145
- **Meeting a Required Set Aside:** ☐
- **Meeting the Regional Allocation:** ☐

**Explanation:** Has a competitive score within its allocation type within the region.
Country Lane Seniors-Temple

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** H.K. Dodgen Loop at MLK Jr. Drive
- **City:** Temple
- **Region:** 8
- **City:** Bell
- **Zip Code:** 76504
- **Population Served:** E
- **Set Asides:** □ At-Risk □ Nonprofit
- **Allocation:** U/E □ USDA
- **Credits Requested:** $762,879
- **Purpose / Activity:** NC
- **Owner:** Two Country Lane-Temple, Ltd
- **Developer:** Kenneth H. Mitchell
- **Housing GC:** Baird/Williams Construction
- **Architect:** Gailer Tolson & French
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** SunAmerica Affordable Housing Partners
- **Supp Services:** Services For Residents, LLC
- **App Consultant:** N/A
- **Total Project Units:** 100
- **Total LI Units:** 85
- **Region:** 8

**UNIT INFORMATION**

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**PUBLIC COMMENT SUMMARY**

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Troy Fraser, District 24 Points: 3 US: Arlene Wohlgemuth, Dist. 58, S
- **TX Representative:** Dianne White Delisi, District 55 Points: 3 US Senator: NC

- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** William A. Jones, Mayor, S Resolution of Support from Local Government
  - **Leroy Schiller, County Commissioner, Pct. 3, S** Jon H. Burrows, County Judge, S
  - **Martha Tyroch, Council Member, District 3, S** Tony Jeter/Patsy Luna, Council Members, Dist. 1/2, S

- **Individuals/Businesses**: In Support: 62 In Opposition: 0

**Neighborhood Input:**

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

- **Citizens For Progress Inc., Lee Crossley** Letter Score: NA S or O: S
  - The organization supports this development because it will provide needed housing and services for seniors. It will also help revitalize east Temple by adding jobs to the area, as well as adding residents who will increase demand for area services and retail.

**General Summary of Comment:**

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

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

- **Score:** 152
- **Meeting a Required Set Aside:**
- **Meeting the Regional Allocation:**

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Terrace Pines

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address: 819 Krenek Tap Road</th>
<th>Development #: 04018</th>
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<tbody>
<tr>
<td>City: College Station, Region: 8</td>
<td>Credits Requested: $589,664</td>
</tr>
<tr>
<td>County: Brazos, Zip Code: 77845</td>
<td>Population Served: E</td>
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<tr>
<td>Set Asides: At-Risk, Nonprofit</td>
<td>Allocation: U/E, USDA Purpose / Activity: NC</td>
</tr>
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</table>

### OWNER AND DEVELOPMENT TEAM

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

### UNIT INFORMATION

<table>
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<tr>
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Total LI Units: 80
Market Rate Units: 20
Owner/Employee Units: 0
Total Project Units: 100

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Steve Ogden, District 5 Points: 3 US Rep.: NC
- **TX Representative:** Fred Brown, District 14 Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** Ron Silvia, Mayor, S Resolution of Support from Local Government
- **Ann Hazen, Mayor Pro Tem, S**

**Individuals/Businesses**

- **In Support:** 9 In Opposition: 0

**Neighborhood Input:**

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

- **Project Unity, Jeannie McGuire**
  - Letter Score: NA S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for senior citizens.

- **Brazos Valley Community Action Agency, Betty J. Steelman**
  - Letter Score: NA S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization appreciates that the development's landscape design is attractive, that the developer worked closely with the community in the planning process, and that the amenities planned for future residents will be beneficial.

**General Summary of Comment:**

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

6/19/2004 12:14 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 155
- Explanation: Has a competitive score within its allocation type within the region.
## Basic Development Information

<table>
<thead>
<tr>
<th>Owner and Development Team</th>
<th>Unit Information</th>
</tr>
</thead>
</table>
| **Owner:** South Union Place LP  
John Barineau, III - Phone: (713) 425-2960 | **Eff** | 1 BR | 2 BR | 3 BR | 4BR+ |
| **Developer:** RMI Developers, Inc. | 0 | 99 | 26 | 0 | 0 |
| **Housing GC:** Construction Supervisors, Inc. | 30% | 40% | 50% | 60% |
| **Architect:** Jim Gwinn Architects, Inc. | 12 | 3 | 25 | 60 |
| **Market Analyst:** Gerald A. Teel Company, Inc. | Total LI Units: 100 |
| **Syndicator:** MMA Financial, LLC | Market Rate Units: 25 |
| **Supp Services:** N/A | Owner/Employee Units: 0 |
| **App Consultant:** N/A | Total Project Units: 125 |

## Public Comment Summary

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

### State/Federal Officials with Jurisdiction:

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

### Local Officials and Other Public Officials:

| Mayor/Judge: NC | Resolution of Support from Local Government |
| Individuals/Businesses: In Support: 1 | In Opposition: 0 |

### Neighborhood Input:

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

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

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

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

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

The organization supports this development because it will fulfill a need in the community for affordable senior housing and will aid in the redevelopment of the area.

**General Summary of Comment:**
There was minimal support from officials and one non-official. There were five letters of support from neighborhood organizations.

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<thead>
<tr>
<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
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<tbody>
<tr>
<td>☑ Score: 153</td>
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<tr>
<td>□ Meeting a Required Set Aside</td>
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<td>□ Meeting the Regional Allocation</td>
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**Explanation:** Has a competitive score within its allocation type within the region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**Housing Tax Credit Program - 2004 Application Cycle**

**June Board Summary - Development Information and Public Input Summary**

**Oak Timbers-White Settlement II**

### BASIC DEVELOPMENT INFORMATION

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<thead>
<tr>
<th>Site Address</th>
<th>8301 Tumbleweed Trail</th>
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<tbody>
<tr>
<td>City</td>
<td>White Settlement</td>
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<td>Region</td>
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<td>Owner/Employee Units</td>
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<tr>
<td>Owner</td>
<td>Oak Timbers-White Settlement II, L.P. Vaughan Mitchell - Phone: (817) 542-0043</td>
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<tr>
<td>Developer</td>
<td>A.V. Mitchell</td>
</tr>
<tr>
<td>Housing GC</td>
<td>Alpha Construction Company</td>
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<tr>
<td>Architect</td>
<td>Southwest Architects Inc.</td>
</tr>
<tr>
<td>Market Analyst</td>
<td>Ipser and Associates</td>
</tr>
<tr>
<td>Syndicator</td>
<td>Simpson Housing Solutions, LLC</td>
</tr>
<tr>
<td>Supp Services</td>
<td>White Settlement Senior Services</td>
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<tr>
<td>App Consultant</td>
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<td>Credits Requested</td>
<td>$417,280</td>
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<tr>
<td>Purpose / Activity</td>
<td>NC</td>
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### OWNER AND DEVELOPMENT TEAM

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

### UNIT INFORMATION

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- **Credits Requested**: $417,280
- **Purpose / Activity**: NC
- **Population Served**: E

### PUBLIC COMMENT SUMMARY

- **Guide**: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
- **State/Federal Officials with Jurisdiction**:
  - **TX Senator**: Jane Nelson, District 12 - Points: 3 - US Senator: NC
  - **US Rep.**: Vaughan Mitchell - Points: 3 - US Rep.: NC
- **Local Officials and Other Public Officials**:
  - **Mayor/Judge**: James O. Ouzst, Mayor - S
  - **J.D. Johnson**, County Commissioner, Pct. 4, S - Resolution of Support from Local Government: □
- **Individuals/Businesses**:
  - In Support: 1
  - In Opposition: 0

### Neighborhood Input:

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

### General Summary of Comment:

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

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

- **Score**: 157
- **Meeting a Required Set Aside**: □
- **Meeting the Regional Allocation**: □
- **Explanation**: Has a competitive score in the Nonprofit Set-Aside statewide.
## Heritage Park

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 1916 N. S.H. 91
- **City:** Denison
- **Region:** 3
- **County:** Grayson
- **Zip Code:** 75020
- **Set Asides:** □ At-Risk □ Nonprofit
- **Owner:** Housing Associates of Heritage Park, Ltd.
- **Developer:** Rumsey Development
- **Housing GC:** Alpha Construction Company
- **Architect:** Cross Architects, PLLC
- **Market Analyst:** Ipser & Associates
- **Owner/Employee Units:** 0
- **Owner:** Housing Associates of Heritage Park, Ltd.
- **Syndicator:** N/A
- **Supp Services:** N/A
- **App Consultant:** N/A
- **Set Asides:** □ At-Risk □ Nonprofit
- **Allocation:** U/E
- **Credits Requested:** $501,577
- **Population Served:** F
- **Purpose / Activity:** NC
- **Development #:** 04028
- **Population:** Elderly, Family, Transitional
- **Activity:** New Construction, Acquisition, Rehabilitation

**UNIT INFORMATION**

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**PUBLIC COMMENT SUMMARY**

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Craig Estes, District 30 (S) Points: 3 US Senator: NC
- **TX Representative:** Larry Phillips, District 62 (S) Points: 3 US Rep.: NC

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

**Individuals/Businesses**
- In Support: 8
- In Opposition: 0

**Neighborhood Input:**
- All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.
- **Lifesearch, John Munson** Letter Score: NA S or O: S
- The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

**General Summary of Comment:**

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

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

- ☑ Score: 136 ✔ Meeting a Required Set Aside
- □ Meeting the Regional Allocation

**Explanation:** Has a competitive score within its allocation type within the region.
### Multi-Family Finance Production Division

**Housing Tax Credit Program - 2004 Application Cycle**

**June Board Summary - Development Information and Public Input Summary**

**Park Estates**

**City:** Nacogdoches  
**Zip Code:** 75961  
**County:** Nacogdoches

**Total Project Units:** 36

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**Basic Development Information**

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**Set Asides:**  
- At-Risk: [ ]  
- Nonprofit: [ ]  
- USDA: [ ]

**Allocation:**  
- R=Rural, U/E=Urban/Exurban.  
- E=Elderly, F=Family, T=Transitional.  
- NC=New Construction, ACQ=Acquisition, R=Rehab

**Owner and Development Team**

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

**Unit Information**

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**Total LI Units:** 34  
**Market Rate Units:** 2  
**Owner/Employee Units:** 0  
**Total Project Units:** 36

---

**Public Comment Summary**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** NC  
  Resolution of Support from Local Government

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<th>In Support: 1</th>
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**Neighborhood Input:**

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

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

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

**General Summary of Comment:**

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

---

**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

- Score: 146
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Has a competitive score within its allocation type within the region.
**BASIC DEVELOPMENT INFORMATION**

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**UNIT INFORMATION**

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**Owner and Development Team**

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<th>Owner:</th>
<th>Los Milagros Apartments L.P.</th>
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<tr>
<td>Rowan Smith - Phone: (281) 550-7077</td>
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<td>Texas Regional Properties</td>
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<td>Housing GC:</td>
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<td>Clerkey Watkins Group</td>
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<td>App Consultant:</td>
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**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

<table>
<thead>
<tr>
<th>TX Senator:</th>
<th>Eddie Lucio, Jr., District 27</th>
<th>Points: 3</th>
<th>US Rep.: NC</th>
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<tr>
<td>TX Representative:</td>
<td>Miguel David Wise, District 39</td>
<td>Points: 3</td>
<td>US Senator: NC</td>
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**Local Officials and Other Public Officials:**

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<th>Mayor/Judge:</th>
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<tr>
<td>Ramon Garcia, County Judge, S</td>
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<td>Terry Shamsie, County Judge, S</td>
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<td>Sylvia S. Handy, County Commissioner, Pct. 1, S</td>
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**Individuals/Businesses**

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<tbody>
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<td>In Opposition:</td>
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**Neighborhood Input:**

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

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

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

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

- **Amistad Neighborhood Organization, Vanessa C.**
  - Letter Score: NA  S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Los Milagros

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

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

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

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

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

General Summary of Comment:
There was support from officials and overwhelming support from non-officials. There was support from nine neighborhood organizations. There was no opposition.

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

- ✔ Score: 149
- ✔ Meeting a Required Set Aside
-  □ Meeting the Regional Allocation

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

Site Address: 6300 43rd Street
City: Lubbock
County: Lubbock
City: Lubbock
Zip Code: 79407
Population Served: F
Credits Requested: $887,418

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

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4 BR+
0 40 88 72 0
30% 40% 50% 60%
5 0 36 119

Total LI Units: 160
Market Rate Units: 40
Owner/Employee Units: 0
Total Project Units: 200

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:
TX Senator: Robert Duncan, District 28  S Points: 3 US Rep.: NC
TX Representative: Carl H. Isett, District 84 NC Points: 0 US Senator: NC

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

Individuals/Businesses In Support: 0 In Opposition: 0

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

General Summary of Comment:
There was broad support from officials. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
Score: 123 Meeting a Required Set Aside Meeting the Regional Allocation
Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
# Villa del Sol

**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**

## Villa del Sol

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>Credits Requested:</th>
</tr>
</thead>
<tbody>
<tr>
<td>700 East St. Charles Street</td>
<td>04036</td>
<td>$485,000</td>
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<table>
<thead>
<tr>
<th>City</th>
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<tbody>
<tr>
<td>Brownsville</td>
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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Cameron</td>
<td>78520</td>
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<th>Set Asides</th>
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<th>Purpose / Activity</th>
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<td>ACQ/R</td>
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### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner</th>
<th>VDS Housing, Ltd.</th>
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<tr>
<td>Phone</td>
<td>(512) 328-0487</td>
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<table>
<thead>
<tr>
<th>Developer</th>
<th>Tekoa Partners, Ltd.</th>
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<tbody>
<tr>
<td>Housing GC</td>
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| Architect             | Transwest Investments, dba Hoff Architects |

| Market Analyst         | Gerald A. Teel Company, Inc. |

| Syndicator            | Related Capital        |

| Supp Services          | Brownsville Housing Authority |

| App Consultant        | N/A                   |

### UNIT INFORMATION

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<tbody>
<tr>
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| Owner/Employee Units: | 1 |

| Total Project Units: | 200 |

### PUBLIC COMMENT SUMMARY

#### State/Federal Officials with Jurisdiction:

<table>
<thead>
<tr>
<th>TX Senator</th>
<th>Eddie Lucio, Jr., District 27</th>
<th>Points: 3</th>
<th>US Rep.: Solomon P. Ortiz, Dist. 27, S</th>
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</thead>
<tbody>
<tr>
<td>TX Representative</td>
<td>Rene Oliveira, District 37</td>
<td>Points: 3</td>
<td>US Senator: NC</td>
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#### Local Officials and Other Public Officials:

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<td>Gilberto Hinojosa</td>
<td>Cameron County Judge, S</td>
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<td>John Wood</td>
<td>Cameron County Commissioner, Pct. 2, S</td>
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#### Individuals/Businesses

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<tr>
<td>In Support: 185</td>
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<tr>
<td>In Opposition: 0</td>
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</table>

#### Neighborhood Input:

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

- **Poinsettia Association, Maria Jaime**  
  Letter Score: NA  
  S or O: ☐  
  The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

- **Resident Advisory Board, Blanca Holland**  
  Letter Score: NA  
  S or O: ☐  
  The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

- **Brownsville Housing Authority, Mary Gutierrez**  
  Letter Score: NA  
  S or O: ☐  
  The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Villa del Sol

Media Luna Neighborhood Assoc., Jacob Plotkin  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Fruitdale Neighborhood Assoc., Joe Krause  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Acacia Lake Neighborhood Assoc., Joan Ebersole  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Victoria Gardens Assoc., Magdalena Azcona  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

W. Elizabeth Neighborhood Association, John Kinch  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Villa Del Sol Association, Socorro Basavilbazco  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services and amenities planned for residents in the development will be very beneficial.

Amistad Neighborhood Organization,  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing and will achieve the goal of equitable distribution of affordable housing in the area.

General Summary of Comment:
There was broad support from officials and non-officials. There was support from ten neighborhood organizations. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
☐ Score: 138  ☐ Meeting a Required Set Aside  ☐ Meeting the Regional Allocation
Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Las Canteras Apartments

BASIC DEVELOPMENT INFORMATION

| Site Address: 400 Block of East Thomas Road | Development #: 04037 |
| City: Pharr | Region: 11 |
| County: Hidalgo | Zip Code: 78587 |
| Credits Requested: $577,000 |
| Set Asides: | Population Served: F |
| Owner/Employee Units: 0 |
| Purpose / Activity: NC |

OWNER AND DEVELOPMENT TEAM

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

UNIT INFORMATION

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Total LI Units: 100
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 100

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:

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

Local Officials and Other Public Officials:

| Mayor/Judge: Leopoldo Palacios, Mayor, S |
| Ramon Garcia, County Judge, S |
| Hector Palacios, County Commissioner, Pct. 2, S |
| Roy Navarro, School Board Member, S |

Indicators:

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<tr>
<th>Individuals/Businesses</th>
<th>In Support: 4</th>
<th>In Opposition: 0</th>
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Neighborhood Input:

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

Pueblo De Paz Neighborhood Organization, A. Balderas
Letter Score: NA  S or O: O
The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

Padre De Vida Neighborhood Organization, D. Gonzalez
Letter Score: NA  S or O: O
The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

La Herencia Neighborhood Organization, Betty Alvarado
Letter Score: NA  S or O: O
The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

6/19/2004 12:14 PM
Las Canteras Apartments

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

Island Palms Neighborhood Organization, Jessica
Letter Score: NA S or O: O
The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

Amistad Neighborhood Organization, Vanessa C.
Letter Score: NA S or O: O
The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

El Patrimonio Neighborhood Organization, Carlos Flores
Letter Score: NA S or O: O
The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

Las Milpas Resident Council, Rosario Perez
Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities planned for residents in the development will be very beneficial and is pleased with the developer’s track record.

Sunset Terrace Resident Council, Maria Gutierrez
Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities planned for residents in the development will be very beneficial and is pleased with the developer’s track record.

General Summary of Comment:
There was support from officials and minimal support from non-officials. There was opposition from seven neighborhood organizations and support from two other organizations.

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

- Score: 142
- Meeting a Required Set Aside
- Meeting the Regional Allocation

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Mesa Senior’s Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 9700 Block of Mesa Road
City: Houston
County: Harris
Zip Code: 77078
Region: 6
Development #: 04041
Credits Requested: $1,132,759
Population Served: E
Set Asides: At-Risk
Allocation: U/E

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

UNIT INFORMATION

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Total LI Units: 120
Market Rate Units: 30
Owner/Employee Units: 0
Total Project Units: 150

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

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

Local Officials and Other Public Officials:

Resolution of Support from Local Government:

Individuals/Businesses:
In Support: 1 In Opposition: 0

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

East Houston / Settegast Super Neighborhood Council, Joyce Willis Letter Score: 0 S or O: [S]
The neighborhood organization supports this development because it will house elderly. The organization previously rejected plans for a family development.

General Summary of Comment:
There was a letter of support from an official and a non-official. There was support from a neighborhood organization. There was a letter of opposition from an official.

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

Score: 116
Meeting a Required Set Aside
Meeting the Regional Allocation

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

6/19/2004 12:14 PM
### Stratton Oaks

**Site Address:** Stratton Ave. & Zunker St.  
**City:** Seguin  
**Region:** 9  
**County:** Guadalupe  
**Zip Code:** 78155  
**Population Served:** F  
**Credits Requested:** $590,539  
**Development #:** 04047

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<tr>
<th>At-Risk</th>
<th>Nonprofit</th>
<th>Population Served</th>
<th>Allocation</th>
<th>Purpose / Activity</th>
<th>Owner/Employee Units</th>
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<td>☑</td>
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<td>F</td>
<td>U/E</td>
<td>NC</td>
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#### BASIC DEVELOPMENT INFORMATION

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

#### UNIT INFORMATION

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- **Total LI Units:** 100
- **Total Project Units:** 100

### PUBLIC COMMENT SUMMARY

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Jeff Wentworth, District 25  
    Points: 3  
    US Rep.: NC
  - **TX Representative:** Edmund Kuempel, District 44  
    Points: 3  
    US Senator: NC

- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** NC  
  - **Resolution of Support from Local Government:**
    - **Individuals/Businesses In Support:** 0  
    - **In Opposition:** 0

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

- **General Summary of Comment:**
  - There was minimal support from officials. There was no opposition.

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

- **Score:** 154  
- **Meeting a Required Set Aside:**
  - **Meeting the Regional Allocation:**
- **Explanation:** Has a competitive score in the Nonprofit Set-Aside statewide.
### BASIC DEVELOPMENT INFORMATION

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<th>Site Address: 1499 Easterling Drive</th>
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<td>County: Jim Wells</td>
<td>Population Served: F</td>
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<td>Zip Code: 78333</td>
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<td>Set Asides: At-Risk Nonprofit</td>
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<td>Allocation: R USDA</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** San Diego Creek Apartments, Ltd.
- **Developer:** Brownstone Affordable Housing, Ltd.
- **Housing GC:** N/A
- **Architect:** Brownstone Architects & Planners, Inc.
- **Market Analyst:** Mark Temple
- **Syndicator:** MMA Financial
- **App Consultant:** KLT Associates, L.P.

### UNIT INFORMATION

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<thead>
<tr>
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- **Total LI Units:** 64
- **Market Rate Units:** 8
- **Owner/Employee Units:** 0
- **Total Project Units:** 72

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Juan "Chuy" Hinojosa, District 20  
  Points: 3  
  US Rep.: NC
- **TX Representative:** Gabi Canales, District 35  
  Points: 3  
  US Senator: NC

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

**Individuals/Businesses:** In Support: 20  
In Opposition: 0

**Neighborhood Input:**

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

- **General Summary of Comment:**
  There was broad support from officials and minimal support from non-officials. There was no opposition.

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

- **Score:** 142  
- **Meeting a Required Set Aside**  
- **Meeting the Regional Allocation**

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
## Frontier Trail Senior Village

### BASIC DEVELOPMENT INFORMATION

<table>
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### OWNER AND DEVELOPMENT TEAM

| Owner/Employee Units: | 0 |
| Developer:            | DFAHP Development, L.P. |
| Housing GC:           | N/A                        |
| Architect:            | Architettura, Inc.        |
| Market Analyst:       | Apartment Market Data Research |
| Syndicator:           | MMA Financial, LLC        |
| App Consultant:       | N/A                        |

### UNIT INFORMATION

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- Total LI Units: 72
- Market Rate Units: 8
- Owner/Employee Units: 0
- Total Project Units: 80

### PUBLIC COMMENT SUMMARY

- TX Senator: Troy Fraser, District 24 [S] Points: 3 US Rep.: NC
- TX Representative: Bob Hunter, District 71 [S] Points: 3 US Senator: NC

- Resolution of Support from Local Government: [ ]
- George Newman, County Judge, S
- Individuals/Businesses: In Support: 0 In Opposition: 0

### Neighborhood Input:

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

### General Summary of Comment:

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

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

- Score: 142
- Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
### Basic Development Information

- **Site Address:** 9th Street at Harris Street
- **City:** Belton
- **County:** Bell
- **Zip Code:** 76513
- **Total Project Units:** 60
- **Credits Requested:** $415,000
- **Population Served:** Elderly

### Owner and Development Team

- **Owner:** DF Chisholm Trail Senior Village, L.P.
- **Developer:** DFAHP Development, L.P.
- **Architect:** Architettura, Inc.
- **Market Analyst:** Apartment Market Data Research
- **Syndicator:** MMA Financial, LLC

### Unit Information

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- **Total LI Units:** 54
- **Market Rate Units:** 6
- **Owner/Employee Units:** 0
- **Total Project Units:** 60

### Public Comment Summary

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Troy Fraser, District 24, Points: 3, US Senator: NC
- **TX Representative:** Dianne White Delisi, District 55, Points: 3, US Rep.: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** NC, Resolution of Support from Local Government

**Individuals/Businesses**

- **In Support:** 0
- **In Opposition:** 0

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

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

**General Summary of Comment:**

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

### Recommendation by the Executive Award and Review Advisory Committee is Based On:

- **Score:** 154
- **Explanation:** Has a competitive score within its allocation type within the region.
**BASIC DEVELOPMENT INFORMATION**

- **Site Address**: 24th and Date Street
- **City**: Plainview
- **County**: Hale
- **Zip Code**: 79072
- **Total Project Units**: 120
- **Credits Requested**: $828,278
- **Population Served**: F
- **Set Asides**: No At-Risk or Nonprofit
- **Allocation**: R
- **Purpose / Activity**: NC

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

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- **Total LI Units**: 112
- **Market Rate Units**: 8
- **Owner/Employee Units**: 0
- **Total Project Units**: 120

**PUBLIC COMMENT SUMMARY**

**State/Federal Officials with Jurisdiction:**
- **TX Senator**: Robert Duncan, District 28 - S Points: 3 US Rep.: NC
- **TX Representative**: Pete Laney, District 85 - NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge**: NC
- **Irene Favila**, City Council Member, Pct. 7, S
- **Bill Hollars**, County Judge, S

**Individuals/Businesses**
- **In Support**: 2
- **In Opposition**: 41

**Neighborhood Input:**
- All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.
- **Plainview Hale County Industrial Foundation, Rollie Hyde**
  - Letter Score: NA S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

**General Summary of Comment:**
- There was support from officials and minimal support from non-officials. There was support from one neighborhood organization. There was considerable opposition from non-officials.

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

- **Score**: 132
- **Meeting a Required Set Aside**
- **Meeting the Regional Allocation**

**Explanation**: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Stone Hollow Village

BASIC DEVELOPMENT INFORMATION
Site Address: E. Cornell & Martin Luther King Jr. Blvd.
City: Lubbock
County: Lubbock
Set Asides: [ ] At-Risk [ ] Nonprofit
Allocation: U/E
Credits Requested: $845,849
Population Served: F
Purpose / Activity: NC
Development #: 04057
Region: 1
Zip Code: 79404

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

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

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

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

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

Individuals/Businesses
In Support: 2  In Opposition: 0

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

Small Business Development Center at Texas Tech, Efren Villanueva  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be beneficial.

Marian Moss, Mike McDaniel  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Work Source of the South Plains, Roger Cardenas  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing.
Community Health Center of Lubbock, Michael Sullivan  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

The Children's Home of Lubbock, Lynn R. Hamms  
Letter Score: NA  S or O: S
The organization supports this development because it believes affordable housing is integral to the success of women who complete its Family Care program. This developer, the organization asserts, is the best qualified to bring such housing to the area.

Lubbock Meals On Wheels, Lorrie Lushnat Bellair  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

The Parenting Cottage, Denese Thetford  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Planned Parenthood Association of Lubbock, Tonu R. Thornton  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Housing Authority of The City of Lubbock, Oscar Jones  
Letter Score: NA  S or O: S
The housing authority supports this development because it claims Section 8 voucher holders are experiencing increasing difficulty finding rental units. The organization recognizes an urgent need to replenish the affordable housing stock in the community.

Women's Protective Services of Lubbock, Fritzi Moreman  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Family Guidance & Outreach Center of Lubbock, Lynnette Wilson  
Letter Score: NA  S or O: S
The organization supports this development because new housing would assist in the further economic expansion of the area.

General Summary of Comment:
There was broad support from officials. There were several support letters from neighborhood organizations. There was no opposition.

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

- Score: 146
- Meeting a Required Set Aside
- Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Spring Oaks Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 4317 & 4321 Shepherd Ln.
City: Balch Springs
Region: 3
County: Dallas
Zip Code: 75180
Population Served: F

Credits Requested: $850,235
Purpose / Activity: NC

Developer: RLP Development LLC
Housing GC: N/A
Architect: Architettura, Inc,
Market Analyst: Novogradac & Company LLP
Syndicator: Simpson Housing Solutions, LLC
App Consultant:N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
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30% 40% 50% 60%
0 0 0 0

Total LI Units: 128
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 160

OWNER AND DEVELOPMENT TEAM

Owner: Shepherd Lane Housing, LP
Ron Pegram - Phone: (817) 267-2492

Developer: RLP Development LLC

Housing GC: N/A
Architect: Architettura, Inc,
Market Analyst: Novogradac & Company LLP
Syndicator: Simpson Housing Solutions, LLC
App Consultant:N/A

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Dr. Bob Deuell, District 2 S Points: 3 US Rep.: NC
TX Representative: Elvira Reyna, District 101 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

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

American Legion, Post 507, Shirley Thompson Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

Balch Springs Chamber of Commerce, Shirley Thompson Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

General Summary of Comment:
There was one letter support from an official. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
✓ Score: 147 □ Meeting a Required Set Aside □ Meeting the Regional Allocation

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

6/19/2004 12:14 PM
## BASIC DEVELOPMENT INFORMATION

| Site Address: | 8526 Pitner Road |
| City: | Houston |
| County: | Harris |
| Total Project Units: | 104 |

### OWNER AND DEVELOPMENT TEAM

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

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- **Total LI Units:** 83
- **Market Rate Units:** 21
- **Owner/Employee Units:** 0
- **Total Project Units:** 104

### PUBLIC COMMENT SUMMARY

- **State/Federal Officials with Jurisdiction:**
  - **TX Representative:** John Whitmire, District 15  
    Points: 0  
    US Rep.: NC
  - **TX Senator:** Jessica Farrar, District 148  
    Points: -3  
    US Senator: NC
- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** NC  
    Resolution of Support from Local Government
  - **Toni Lawrence, City Council Member, Dist. A, O**
  - **Dwayne Bohac, TX Representative, Dist. 138, O**
- **Individuals/Businesses:**
  - In Support: 0  
  - In Opposition: 18

### Neighborhood Input:

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

### General Summary of Comment:

There was opposition from officials and non-officials. There were no letters of support.

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

- Score: 122
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
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<th>OWNER AND DEVELOPMENT TEAM</th>
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| **Owner:** Providence Place, Ltd.  
Chris Richardson - Phone: (713) 914-9200 |
| **Developer:** Beinhorn Partners Limited Partnership |
| **Housing GC:** Blazer Building, Inc. |
| **Architect:** Mark Mucasey, AIA |
| **Market Analyst:** O'Connor & Associates |
| **Syndicator:** N/A |
| **Supp Services:** Education Based Housing, Inc. |
| **App Consultant:** N/A |

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**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Kyle Janek, District 17  
  Points: 3  
  US Rep.: NC
- **TX Representative:** Bill Callegari, District 132  
  Points: 3  
  US Senator: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** NC  
  Resolution of Support from Local Government
- **Individuals/Businesses** In Support: 0  
  In Opposition: 0

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

- **Mayde Creek Community Acting Together, Tess Zimmerman**  
  Letter Score: 0  
  S or O: S
  The organization supports this development because the developer withdrew its plan for a family development and changed it to an elderly development. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. The organization is also supportive of the proposed mentoring program between the senior residents of the development and the students at the nearby elementary school.

**General Summary of Comment:**
The was support from officials. There was support from one neighborhood organization. There was no opposition.

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**
- Score: 129
- Meeting a Required Set Aside
- Meeting the Regional Allocation

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

## Basic Development Information

| Site Address: 6701 E. Little York | Development #: 04063 |
| City: Houston | Region: 6 |
| County: Harris | Zip Code: 77016 |
| Credits Requested: $1,136,358 | Population Served: FT |
| At-Risk | Nonprofit |
| Owner/Employee Units: 0 | Owner: Depriest Gardens, Ltd. |
| Owner: Earnest Williams - Phone: (281) 449-0994 | Eff | 1 BR | 2 BR | 3 BR | 4 BR+ |
| Owner: Houston Love, Inc | 0 | 8 | 56 | 56 | 0 |
| Housing GC: LCJ Construction | Owner: Depriest Gardens, Ltd. |
| Architect: Salem Associates | Total LI Units: 120 |
| Market Analyst: O'Connor & Associates | Market Rate Units: 0 |
| Syndicator: Simpson Housing Solutions | Owner/Employee Units: 0 |
| Supp Services: Houston Love, Inc. | Total Project Units: 120 |
| App Consultant: Simco Ministry Development |

## Public Comment Summary

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

- Mayor/Judge: NC  
  Resolution of Support from Local Government: □
- Individuals/Businesses: In Support: 2  
  In Opposition: 0

**Neighborhood Input:**

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

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

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

**General Summary of Comment:**

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

## Recommendation by the Executive Award and Review Advisory Committee is Based On:

- Score: 113
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
## BASIC DEVELOPMENT INFORMATION

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## OWNER AND DEVELOPMENT TEAM

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</thead>
<tbody>
<tr>
<td>Owner/Employee Units:</td>
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<tr>
<td>Total Project Units:</td>
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</tbody>
</table>

## PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Mario Gallegos, Jr., District 6 | NC Points: 0 | US Rep.: NC |
- **TX Representative:** Senfronia Thompson, District 141 | O Points: -3 | US Senator: NC |

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** NC | Resolution of Support from Local Government: 

**Individuals/Businesses**
- In Support: 2 | In Opposition: 1 |

**Neighborhood Input:**
- **Super Neighborhood #47, Jacqueline Mayhorn** | Letter Score: NA | S or O: S |
  - The organization supports this development because it will fulfill a need in the community for affordable transitional housing. Also, the development will support the local schools through taxes.

**General Summary of Comment:**
- There was one letter of support from a neighborhood organization. There was one letter of opposition from an official and two from non-officials.

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

- **Score:** 120 | Meeting a Required Set Aside:  
- **Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Pineywoods Community Orange

BASIC DEVELOPMENT INFORMATION
Site Address: 36 Scattered Sites in East Orange
City: Orange
County: Orange
Zip Code: 77630
Region: 5
Development #: 04066
Credits Requested: $411,155
Credits Served: F
Population Served: F

UNIT INFORMATION

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Owner: Pineywoods Orange HOME Team Ltd.
Developer: Pineywoods HOME Team
Housing GC: Moore Building Associates LLP
Architect: Camp Design Group
Market Analyst: Mark Temple
Syndicator: SunAmerica Affordable Housing Partners
Supp Services: Pinewoods HOME Team Affordable Housing
App Consultant: N/A

OWNER AND DEVELOPMENT TEAM

UNIT INFORMATION

Public Comment Summary

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

State/Federal Officials with Jurisdiction:
TX Senator: Tommy Williams, District 4 S Points: 3 US Rep.: NC
TX Representative: Mike "Tuffy" Hamilton, District 19 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: William Brown Claybar, S Resolution of Support from Local Government
Carl Thibodeaux, County Judge, S Sam Kittrell, City Manager, S
Jim Turner, U.S. Rep., Dist. 2, S Joe Deshotel, Representative, Dist. 22, S

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

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

General Summary of Comment:
There was overwhelming support from officials and three letters of support from non-officials. There was a resolution of support from the City Council. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
☑ Score: 139
☐ Meeting a Required Set Aside
☐ Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.
## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
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</tr>
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<tbody>
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<td>City:</td>
<td>Groves</td>
</tr>
<tr>
<td>Region:</td>
<td>5</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>77619</td>
</tr>
<tr>
<td>Owner:</td>
<td>BP Groves, Ltd.</td>
</tr>
<tr>
<td>Architect:</td>
<td>N/A</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>O'Connor &amp; Associates</td>
</tr>
<tr>
<td>Supp Services:</td>
<td>N/A</td>
</tr>
<tr>
<td>App Consultant:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### OWNER AND DEVELOPMENT TEAM

| Owner:          | BP Groves, Ltd. |
| Developer:      | Southeast Texas Community Dev. |
| Housing GC:     | Creative Property Management Co. |
| Architect:      | N/A               |
| Market Analyst: | O'Connor & Associates |
| Syndicator:     | Michel Associates |
| App Consultant: | N/A               |

### UNIT INFORMATION

<table>
<thead>
<tr>
<th>BR</th>
<th>Owner/Employee Units</th>
<th>1 BR</th>
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### SET ASIDES

- At-Risk: No
- Nonprofit: Yes

### UNIT INFORMATION

| Total LI Units: | 124 |
| Market Rate Units: | 0 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 124 |

## PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**
- TX Senator: Tommy Williams, District 4 (S) Points: 3 US Rep.: NC
- TX Representative: Allen B. Ritter, District 21 (NC) Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**
- Mayor/Judge: Brad P. Bailey, Mayor, S
- D.E. Sosa, City Manager, S

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

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

**General Summary of Comment:**
There was support from officials. There was no opposition.

### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
- Score: 118
- Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.

---

6/19/2004 12:14 PM
### Basic Development Information

- **Site Address:** 1440 Cedar Oak Dr.
- **City:** El Paso
- **Region:** 13
- **Set Asides:** □ At-Risk □ Nonprofit
- **Owner/Employee Units:** 0
- **Credits Requested:** $985,523
- **Population Served:** F
- **Development #:** 04070
- **Population Code:** 79936
- **Zinc Code:** 79936
- **Purpose / Activity:** NC
- **Budget:** N/A

### Owner and Development Team

- **Owner:** Cedar Oak Townhomes, Ltd
  - Ike Monty - Phone: (915) 599-1245
- **Developer:** Investment Builders, Inc.
- **Housing GC:** Investment Builders, Inc.
- **Architect:** David J. Marquez, A & E
- **Market Analyst:** Prior and Associates
- **Syndicator:** MMA Financial, LLC
- **Supp Services:** YWCA Consumer Credit Counseling Svcs.
- **App Consultant:** N/A

### Unit Information

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| Total LI Units: | 128 |
| Market Rate Units: | 32 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 160 |

### Public Comment Summary

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

#### State/Federal Officials with Jurisdiction:

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

#### Local Officials and Other Public Officials:

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

#### Individuals/Businesses

- **In Support:** 1
- **In Opposition:** 32

#### Neighborhood Input:

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

#### General Summary of Comment:

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

#### Recommendation by the Executive Award and Review Advisory Committee is Based On:

- **Score:** 109
- **Meeting a Required Set Aside:** □
- **Meeting the Regional Allocation:** □

**Explanation:** Has a competitive score within its allocation type within the region.
### Basic Development Information

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<td>County:</td>
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<td>Purpose / Activity:</td>
<td>NC</td>
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### Owner and Development Team

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<th>Sea Breeze Seniors, LP</th>
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<td>Developer:</td>
<td>Richard J. Franco</td>
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<tr>
<td>Housing GC:</td>
<td>Dennis Peacock</td>
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<tr>
<td>Architect:</td>
<td>N/A</td>
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<td>Market Analyst:</td>
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### Unit Information

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### Set Asides

- At-Risk: √
- Nonprofit: ✔
- Allocation: U/E
- USDA: □

### Public Comment Summary

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Juan "Chuy" Hinojosa, District 20 [S] Points: 3 US Rep.: NC
- **TX Representative:** Vilma Luna, District 33 [S] Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

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

**Individuals/Businesses**

- In Support: 4
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

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

**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

- Score: 126
- Meeting a Required Set Aside: □
- Meeting the Regional Allocation: □

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle

June Board Summary - Development Information and Public Input Summary

Nacogdoches Senior Village

---

**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>6005 Harris Street</th>
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<tbody>
<tr>
<td>City:</td>
<td>Nacogdoches</td>
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<td>Zip Code:</td>
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<td>Population Served:</td>
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**SET ASIDES:**
- At-Risk: No
- Nonprofit: No

**Allocations:**
- Rural: No
- Urban/Exurban: Yes
- Elderly: Yes
- Family: No
- Transitional: No

**Purpose / Activity:** NC

**WHERE THE RECOMMENDATION IS BASED ON:**
- Score: 129
- Meeting a Required Set Aside: No
- Meeting the Regional Allocation: No

---

**OWNER AND DEVELOPMENT TEAM**

<table>
<thead>
<tr>
<th>Owner:</th>
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</thead>
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<tr>
<td>Developer:</td>
<td>Louis Williams</td>
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<tr>
<td>Housing GC:</td>
<td>Louis Williams &amp; Associates, Inc.</td>
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<tr>
<td>Architect:</td>
<td>Delbert Richardson, P.E.</td>
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<td>Market Analyst:</td>
<td>Patrick O'Connor &amp; Associates</td>
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<td>Syndicator:</td>
<td>Sun America Affordable Housing</td>
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<tr>
<td>Owner: Nacogdoches Senior Village, LP</td>
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<td>Supp Services:</td>
<td>Nacogdoches County Aging Committee</td>
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**UNIT INFORMATION**

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**PUBLIC COMMENT SUMMARY**

**State/Federal Officials with Jurisdiction:**
- TX Senator: Todd Staples, District 3 S Points: 3 US Rep.: Max Sandlin, Dist. 1, S
- TX Representative: Wayne Christian, District 9 S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**
- Mayor/Judge: NC Resolution of Support from Local Government
- Sue Kennedy, County Judge, N
- Billy Huddleston, City Commissioner, Southeast Ward, S J. Bradley Reynolds, City Commissioner, Northeast Ward, S

**Individuals/Businesses**
- In Support: 19
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

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

---

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

- Score: 129
- Meeting a Required Set Aside: No
- Meeting the Regional Allocation: No

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Avenue Park Villas

Site Address: 4247 Clark Avenue
City: San Antonio
Region: 9
County: Bexar
Zip Code: 78223

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

Credits Requested: $757,796
Purpose / Activity: NC

Set Asides: □ At-Risk □ Nonprofit Allocation: U/E □ USDA
Population Served: F

Total Project Units: 120
Owner/Employee Units: 0
Total LI Units: 96
Market Rate Units: 24
Owner/Employee Units: 0
Total Project Units: 120

UNIT INFORMATION

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Public Comment Summary

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

State/Federal Officials with Jurisdiction:
TX Senator: Frank Madla, District 19 NC Points: 0 US Rep.: NC
TX Representative: Robert Puente, District 119 NC Points: 0 US Senator: NC

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

Individuals/Businesses In Support: 0 In Opposition: 0

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

General Summary of Comment:
There was no support or opposition.

Recommendation by the Executive Award and Review Advisory Committee is Based On:
□ Score: 126 □ Meeting a Required Set Aside □ Meeting the Regional Allocation
Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
## Basics Development Information

| Site Address: | 1014 S. San Eduardo |
| City: | San Antonio |
| County: | Bexar |
| Total Project Units: | 100 |
| Credits Requested: | $639,786 |
| Population Served: | F |

### Owner and Development Team

- **Owner:** Texas Las Palmas Housing, L.P.  
  David Marquez - Phone: (210) 601-9360
- **Developer:** Urban Progress Corporation, Inc
- **Housing GC:** Affordable Housing Construction
- **Architect:** Beeler, Guest, and Owens Architects
- **Market Analyst:** Apartment Market Data
- **Syndicator:** Paramount Financial Group
- **Supp Services:** Housing Services of Texas
- **App Consultant:** Southwest Housing Development

### Unit Information

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Total LI Units: 100
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 100

## Public Comment Summary

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

### State/Federal Officials with Jurisdiction:

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

### Local Officials and Other Public Officials:

- **Mayor/Judge:** NC  
  Resolution of Support from Local Government
- **Enrique Barrera, Councilman District 6, S**
- **Nelson W. Wolff County Judge, N**

### Individuals/Businesses

<table>
<thead>
<tr>
<th>In Support:</th>
<th>In Opposition:</th>
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</thead>
<tbody>
<tr>
<td>6</td>
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### Neighborhood Input:

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

- **San Antonio COPS, Mary Piccione**  
  Letter Score: NA  
  S or O: S  
  The organization supports this development because it will fulfill a need in the community for affordable and safe housing.  
  The current residents have waited a long time for improvements to the building.
- **Avendia Guadalupe Association, Roger Carrillo**  
  Letter Score: NA  
  S or O: S  
  The organization supports this development because it will fulfill a need in the community for affordable and safe housing.
- **Prospect Hill Neighborhood Assoc., Jason Mata**  
  Letter Score: NA  
  S or O: S  
  The organization supports this development because it will fulfill a need in the community for affordable and safe housing.
- **Brady Gardens Neighborhood Association, Oscar San Miguel**  
  Letter Score: NA  
  S or O: S  
  The organization supports this development because it will fulfill a need in the community for affordable and safe housing, as well as help revitalize the neighborhood.

6/19/2004 12:14 PM
General Summary of Comment:
There was broad official support and minimal non-official support. The Superintendent of the school district is also in support. There was support from four neighborhood organizations. There was no opposition.

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

- [ ] Score: 132
- [ ] Meeting a Required Set Aside
- [ ] Meeting the Regional Allocation

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Baybrook Park Retirement Center

BASIC DEVELOPMENT INFORMATION

| Site Address: 500 Texas Avenue West | Development #: 04079 |
| City: Webster | Credits Requested: $450,043 |
| County: Harris | Population Served: E |
| Zip Code: 77598 | Allocation: U/E |

Set Asides: ☐ At-Risk ☐ Nonprofit Allocation: U/E ☐ USDA Purpose / Activity: NC


OWNER AND DEVELOPMENT TEAM

Owner: Baybrook Park Retirement Center, Ltd.
Barry Kahn - Phone: (713) 871-0063

Developer: Hettig Development Group XI, Ltd
Housing GC: Hettig Construction Corp.
Architect: JRM Architects, Inc.
Market Analyst: O'Connor & Association
Syndicator: JER Hudson Housing Capital
Supp Services: Childhood and Adult Development Center
App Consultant: N/A

UNIT INFORMATION

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Total LI Units: 80
Market Rate Units: 20
Owner/Employee Units: 0
Total Project Units: 100

PUBLICATION COMMENT SUMMARY


State/Federal Officials with Jurisdiction:

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

Local Officials and Other Public Officials:

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

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

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

Baybrook Park Owners Association, Michael Rose
Letter Score: NA S or O: S
The organization supports this development because new housing would assist in the further economic expansion of the area.

General Summary of Comment:

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

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

☑ Score: 159 ☐ Meeting a Required Set Aside ☐ Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.
## Multi-Family Finance Production Division

### Housing Tax Credit Program - 2004 Application Cycle

#### June Board Summary - Development Information and Public Input Summary

### Fenner Square

#### Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #</th>
<th>Credits Requested</th>
<th>City</th>
<th>Region</th>
<th>Credits</th>
<th>County</th>
<th>Zip Code</th>
<th>Population Served</th>
<th>Set Asides</th>
<th>Credits Requested</th>
<th>Purpose / Activity</th>
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<tr>
<td>Burke at Campbell Street</td>
<td>04082</td>
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<td>Goliad</td>
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#### Owner and Development Team

<table>
<thead>
<tr>
<th>Owner</th>
<th>Developer</th>
<th>Housing GC</th>
<th>Architect</th>
<th>Market Analyst</th>
<th>Syndicator</th>
<th>Supp Services</th>
<th>App Consultant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fenner Square, Ltd.</td>
<td>Legacy Renewal, Inc.</td>
<td>David L. Hurst Construction, Inc.</td>
<td>Sprinkle Robey</td>
<td>Novogradac &amp; Company LLP</td>
<td>MMA Financial Warehousing</td>
<td>Merced Housing Texas</td>
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#### Unit Information

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<th>Total LI Units</th>
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<tr>
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#### Public Comment Summary

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

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

**Individuals/Businesses**

- In Support: 0
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

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

**Recommendation by the Executive Award and Review Advisory Committee Is Based On:**

- Score: 142
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Chelsea Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 300 Block of Chelsea Place
City: Selma
Region: 9
County: Guadalupe
Zip Code: 78154
Population Served: F
Credits Requested: $870,953

Set Asides: ☐ At-Risk ☐ Nonprofit Allocation: U/E ☐ USDA Purpose / Activity: NC

Owner/Employee Units: 0
Credits Requested: $870,953

TOTAL PROJECT UNITS: 178

REGION: 9

OWNER AND DEVELOPMENT TEAM

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

UNIT INFORMATION

Eff 1BR 2BR 3BR 4BR+
0 36 80 62 0
30% 40% 50% 60%
16 5 36 85

TOTAL LI UNITS: 142
Market Rate Units: 36
Owner/Employee Units: 0
Total Project Units: 178

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Jeff Wentworth, District 25 ☐ NC Points: 0 US Rep.: NC
TX Representative: Edmund Kuempel, District 44 ☐ NC Points: 0 US Senator: NC

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

Individuals/Businesses In Support: ☐ 0 In Opposition: 91

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

Chelsea Crossing Homeowners Association, No Contact ☐ Letter Score: NA S or O: ☐ O ☐
The organization opposes this development because it will increase the traffic flow on the main access street.
The organization also notes anticipated additional strain on emergency medical services and local schools.

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

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
☐ Score: 126 ☐ Meeting a Required Set Aside ☐ Meeting the Regional Allocation

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

| Site Address: 7300 Block of Jensen Driven | Development #: 04085 |
| City: Houston | Region: 6 |
| County: Harris | Zip Code: 77093 |

Set Asides: [ ] At-Risk [ ] Nonprofit Allocation: U/E [ ] USDA

Population Served: F

Credits Requested $600,146

Purpose / Activity: NC

### OWNER AND DEVELOPMENT TEAM

| Owner: Redwood Heights, Ltd. | Developer: Redwood Heights Development, LLC |
| Rick Deyoe - Phone: (512) 858-2674 | Housing GC: Construction Supervisors, Inc. |
| Syndicator: N/A | Supp Services: Avenue Community Development Corp. |

App Consultant: N/A

### UNIT INFORMATION

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<tr>
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</tbody>
</table>

Allocation: U/E=Urban/Exurban

Set Asides:

Population Served:

### PUBLIC COMMENT SUMMARY

| Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment |
| State/Federal Officials with Jurisdiction: |
| TX Senator: Mario Gallegos, Jr., District 6 | Points: 3 | US Rep.: NC |
| TX Representative Kevin Bailey, District 140 | Points: 3 | US Senator: NC |

| Local Officials and Other Public Officials: |
| Mayor/Judge: NC | Resolution of Support from Local Government |
| Adrian Garcia, City Council Member, District H, S | Silvia R. Garcia, Commissioner, S |
| Robert Eckels, County Judge, S |

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

**Eastex/Jensen Super Neighborhood, Tyrone Evans**

Letter Score: NA  S or O: S

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

**Northside Plaza, Inc., Cleothus Montgomery**

Letter Score: NA  S or O: S

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

**Bonita Street House of Hope, Tyrone Evans**

Letter Score: NA  S or O: S

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

**General Summary of Comment:**

There was broad support from officials and non-officials. There were three letters of support from neighborhood organizations. There was no opposition.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- ✔ Score: 153
- ☐ Meeting a Required Set Aside
- ☐ Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.
## Timber Village Apartments

### BASIC DEVELOPMENT INFORMATION

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<th>Site Address:</th>
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</thead>
<tbody>
<tr>
<td>City:</td>
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<td>04086</td>
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<td>Allocation:</td>
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</table>

**Set Asides:**
- At-Risk: No
- Nonprofit: Yes

**Owner/Employee Units:** 0

**Credits Requested:** $640,277

**Purpose / Activity:** NC

**Developer:** Timber Village Development, LLC

**Housing GC:** Construction Supervisors, Inc.

**Architect:** Northfield Design Group

**Market Analyst:** O'Connor & Associates

**Syndicator:** N/A

**Total LI Units:** 82

### UNIT INFORMATION

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<td>30%</td>
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</table>

**Total LI Units:** 82

**Total Project Units:** 96

### OWNER AND DEVELOPMENT TEAM

**Owner:** Timber Village, Ltd.

Rick Deyoe - Phone: (512) 858-2674

**Developer:** Timber Village Development, LLC

**Housing GC:** Construction Supervisors, Inc.

**Architect:** Northfield Design Group

**Market Analyst:** O'Connor & Associates

**Syndicator:** N/A

**Supp Services:** Texas Inter-faith Housing

**App Consultant:** N/A

### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**
- TX Senator: Kevin Eltife, District 1, Points: 3, US Rep.: Max Sandlin, Dist. 1, S
- TX Representative: Bryan Hughes, District 5, Points: 3, US Senator: NC

**Local Officials and Other Public Officials:**
- Mayor/Judge: Ed Smith, Mayor, S

**Resolution of Support from Local Government:**
- Bryan Partee, City Commissioner, Dist. 6, S
- Jack Hester and Ed Carlile, City Commissioners, S
- Katie Jones, City Commissioner, Dist. 1, S

**Individuals/Businesses In Support:** 12

**In Opposition:** 0

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

**General Summary of Comment:**
- There was overwhelming support from officials and non-officials. There was no opposition.

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

- Score: 140
- Not Recommended: Does not have a competitive enough score within its allocation type within the region.

6/19/2004 12:22 PM
### BASIC DEVELOPMENT INFORMATION

| Site Address: | 5520 58th Street |
| Development #: | 04088 |
| City: | Lubbock |
| Region: | 1 |
| County: | Lubbock |
| Zip Code: | 79414 |
| Credits Requested: | $379,812 |
| Population Served: | F |
| Set Asides: | At-Risk |
| Allocation: | U/E |
| Purpose / Activity: | ACQ/R |

### OWNER AND DEVELOPMENT TEAM

| Owner: | Lubbock South Plains Apartments, Ltd. |
| Developer: | Stellar Development, Ltd. |
| Housing GC: | Stellar Development, Ltd |
| Architect: | N/A |
| Market Analyst: | Novogradac & Company |
| Syndicator: | N/A |
| Supp Services: | N/A |
| App Consultant: | N/A |

### UNIT INFORMATION

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| Owner/Employee Units: | 0 |
| Total LI Units: | 144 |
| Market Rate Units: | 0 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 144 |

### PUBLIC COMMENT SUMMARY

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<tr>
<th>TX Representative:</th>
<th>TX Senator:</th>
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<tr>
<td>Marc McDougal, Mayor, S</td>
<td>Randy Neugebauer, Dist. 19, S</td>
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<td>US Rep.:</td>
<td>Randy Neugebauer, Dist. 19, S</td>
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<td>Points:</td>
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<td>US Senator:</td>
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<th>Local Officials and Other Public Officials:</th>
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<tbody>
<tr>
<td>Mayor/Judge:</td>
</tr>
<tr>
<td>Resolution of Support from Local Government:</td>
</tr>
</tbody>
</table>

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

### Neighborhood Input:

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

### General Summary of Comment:

There was support from officials. There were no letters of opposition.

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

| Score: | 119 |
| Meeting a Required Set Aside: | ✔ |
| Meeting the Regional Allocation: | ☐ |

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Villas of Forest Hill

BASIC DEVELOPMENT INFORMATION

Site Address: 7400 Block of Forest Hill Drive
City: Forest Hill Region: 3
County: Tarrant Zip Code: 76140
Set Asides: □ At-Risk □ Nonprofit Allocation: U/E □ USDA Purpose / Activity: NC
Development #: 04089
Credits Requested: $424,859
Population Served: E

OWNER AND DEVELOPMENT TEAM

Owner: Villas of Forest Hill Limited Partnership
Deborah Griffin - Phone: (214) 350-8822
Developer: Hearthside Development Corporation
Housing GC: Rainier Company, Ltd.
Architect: Gary Garmon Architects
Market Analyst: The Jack Poe Company, Inc.
Syndicator: SunAmerica Affordable Housing Partners
Supp Services: N/A
App Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 47 51 0 0

30% 40% 50% 60%
0 12 19 47

Total LI Units: 78
Market Rate Units: 20
Owner/Employee Units: 2
Total Project Units: 100

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Kim Brimer, District 10 □ Points: 3 US Rep.: NC
TX Representative: Glenn Lewis, District 95 □ Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: James L. Gosey, Mayor, S Resolution of Support from Local Government □

Individuals/Businesses In Support: 0 In Opposition: 0

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

South Tarrant County Chamber of Commerce, Jennifer Meeker Letter Score: NA S or O: S
The organization supports this development because it will meet the needs of the community's elderly population. Also, the location is ideal in terms of proximity to churches and retail. Plus, as an elderly development, it will not place an additional burden on the school system.

For His Glory Foundation, Luke Balloun Letter Score: NA S or O: S
The organization supports this development because it will meet the needs of the elderly in the community. The design of the project is considered attractive and the organization has been impressed with some of the developer's previous projects.

Forest Hill Lion's Club, James R. Gardiner Letter Score: NA S or O: S
The organization supports this development because it will meet the needs of the community's elderly population. Also, as an elderly development, it will not place an additional burden on the school system. Furthermore, the organization has been impressed by some of the developer's previous developments and has been pleased with the developer's responsiveness to community input. Lastly, the organization feels the design of the new development will be complementary to the existing neighborhood.

6/19/2004 12:14 PM
General Summary of Comment:
There was support from officials. There was no opposition.

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

- Score: 151
- Meeting a Required Set Aside
- Meeting the Regional Allocation

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

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 350-37th street
- **City:** Orange  
- **Region:** 5
- **County:** Orange  
- **Zip Code:** 77630
- **Development #:** 04091
- **Credits Requested:** $800,000
- **Population Served:** FT
- **Purpose / Activity:** NC

**Set Asides:**
- □ At-Risk
- □ Nonprofit
- Allocation: R  
- □ USDA


**UNIT INFORMATION**

- **Owner/Employee Units:** 0
- **Credits Requested:** $800,000
- **Eff**
- 30%
- 40%
- 50%
- 60%
- **1 BR**
- 80
- 30%
- **2 BR**
- 0
- 40%
- **3 BR**
- 0
- 50%
- **4 BR+**
- 0
- 60%
- **Total LI Units:** 54
- **Market Rate Units:** 26
- **Owner/Employee Units:** 0
- **Total Project Units:** 80

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** PLAN of South East Texas  
  Mildred Putnam - Phone: (409) 886-7649
- **Developer:** Parsons Group, Inc.
- **Housing GC:** N/A
- **Architect:** Architectural Alliance, Inc.
- **Market Analyst:** N/A
- **Syndicator:** Simpson Housing
- **Supp Services:** N/A
- **App Consultant:** N/A

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Tommy Williams, District 4  
  Points: 3
  US Rep.: NC
- **US Senator:** Mike "Tuff" Hamilton, District 19  
  Points: 3
  US Senate: NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** William Brown Claybar, Mayor, S  
  Resolution of Support from Local Government: □
- **William R. Kelvin, City Councilman, S**
- **Carol Thibodeaux, County Judge, S**

**Individuals/Businesses**

- In Support: 3
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

- □ Score: 112  
  Meeting a Required Set Aside  
  Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Villas of Seagoville

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | 600 Block of East Malloy Bridge Rd. |
| City:         | Seagoville |
| County:       | Dallas |
| Zip Code:     | 75159 |
| Region:       | 3 |
| Credits Requested: | $428,270 |
| Owner:        | Villas of Seagoville Limited Partnership |
| Developer:    | Hearthside Development Corporation |
| Housing GC:   | Rainier Company, Ltd. |
| Architect:    | Gary Garmon Architects |
| Market Analyst: | The Jack Poe Company, Inc. |
| Syndicator:   | SunAmerica Affordable Housing Partners |
| Supp Services: | N/A |
| App Consultant: | N/A |

**UNIT INFORMATION**

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Total LI Units: 78
Market Rate Units: 20
Owner/Employee Units: 2
Total Project Units: 100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- TX Senator: Dr. Bob Deuell, District 2 [S] Points: 3 US Rep.: NC
- TX Representative Jesse Jones, District 110 [NC] Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

- Margaret Keliher, County Judge, S
- John Wiley Price, County Commissioner, S

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

**Neighborhood Input:**

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

- OCS, Inc., John Morgan
  - Letter Score: NA S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, as an elderly development, it will not place an additional burden on the school system. The location is ideal. The supportive services planned for residents will be very beneficial. Lastly, the organization feels the design of the new development will be complementary to the existing neighborhood.

- For His Glory Foundation, Luke Balloun
  - Letter Score: NA S or O: S
  - The organization supports this development because it will meet the needs of the elderly in the community. The design of the project is considered attractive and the organization has been impressed with some of the developer's previous projects.

**General Summary of Comment:**

There was support from officials. There was no opposition.
Villas of Seagoville

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

- Score: 147
- Meeting a Required Set Aside
- Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.
**Big Country Senior Village**

### BASIC DEVELOPMENT INFORMATION

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<thead>
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<th>Site Address</th>
<th>700 East Stamford</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>Abilene</td>
</tr>
<tr>
<td>County:</td>
<td>Taylor</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>79601</td>
</tr>
<tr>
<td>Total Project Units</td>
<td>120</td>
</tr>
</tbody>
</table>

**Credits Requested**: $611,410

**Population Served**: E

**Purpose / Activity**: NC

**Credits Requested**: $611,410

### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner:</th>
<th>SWHP Abilene, LP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Randy Stevenson</td>
</tr>
<tr>
<td>Developer:</td>
<td>SWHP Development, LP</td>
</tr>
<tr>
<td>Housing GC:</td>
<td>Alpha Construction Company</td>
</tr>
<tr>
<td>Architect:</td>
<td>Cross Architects, PLLC</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>Mark C. Temple</td>
</tr>
<tr>
<td>Syndicator:</td>
<td>MMA Financial Warehousing</td>
</tr>
<tr>
<td>Supp Services:</td>
<td>Meals on Wheels</td>
</tr>
<tr>
<td>App Consultant:</td>
<td>N/A</td>
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### UNIT INFORMATION

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<tr>
<td>11</td>
<td>5</td>
<td>27</td>
<td>65</td>
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</tbody>
</table>

**Total LI Units**: 108

**Market Rate Units**: 12

**Owner/Employee Units**: 0

**Total Project Units**: 120

### PUBLIC COMMENT SUMMARY

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

- **State/Federal Officials with Jurisdiction**:  
  - TX Senator: Troy Fraser, District 24  
  - TX Representative: Bob Hunter, District 71  

- **Local Officials and Other Public Officials**:  
  - Mayor/Judge: NC

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

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

**General Summary of Comment**:  
- There was support from officials. There was no opposition.

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

- **Score**: 143  
- **Explanation**: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Green Briar Village**

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 601 Airport Drive  
- **City:** Wichita Falls  
- **County:** Wichita  
- **Total Project Units:** 140  
- **Credits Requested:** $851,219  
- **Development #:** 04095

### OWNER AND DEVELOPMENT TEAM

- **Owner:** SWHP Wichita Falls, LP  
  Randy Stevenson - Phone: (817) 261-5088  
- **Developer:** SWHP Development, LP  
- **Housing GC:** Alpha Construction Company
- **Architect:** Cross Architects, PLLC
- **Market Analyst:** Mark C. Temple
- **Syndicator:** MMA Financial Warehousing
- **Supp Services:** N/A
- **App Consultant:** N/A

### UNIT INFORMATION

- **Eff 1 BR 2 BR 3 BR 4BR+**
  - 0 30 62 48 0
  - 30% 40% 50% 60%
  - 13 5 32 76

### PUBLIC COMMENT SUMMARY

- **Resolution of Support from Local Government:** □

#### State/Federal Officials with Jurisdiction:

- **TX Senator:** Craig Estes, District 30  
  Points: 3  
  US Rep.: Mac Thornberry, Dist. 13, S  
- **TX Representative:** David Farabee, District 69  
  Points: 3  
  US Senator: NC

#### Local Officials and Other Public Officials:

- **Mayor/Judge:** William K. Altman, Mayor, S  
- Woodrow W. Gossom, Jr., County Judge, S

#### Individuals/Businesses

- **In Support:** 1  
  **In Opposition:** 1

#### Neighborhood Input:

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

#### General Summary of Comment:

There was broad support from officials and minimal support from non-officials. There was one letter of opposition from a non-official.

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

- **Score:** 144  
  - Meeting a Required Set Aside  
  - Meeting the Regional Allocation

**Explanation:** Has a competitive score within its allocation type within the region.
### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>901 Main Avenue</th>
<th>Development #: 04096</th>
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<tbody>
<tr>
<td>City:</td>
<td>Port Arthur</td>
<td>5</td>
</tr>
<tr>
<td>County:</td>
<td>Jefferson</td>
<td>Population Served: F</td>
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<tr>
<td>Zip Code:</td>
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<td>78</td>
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Credits Requested: $192,811

**Set Asides:**
- [ ] At-Risk
- [x] Nonprofit

**Allocation:** U/E

**Purpose / Activity:** ACQ/R

**Population Served:** F

**Score:** 114

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

### OWNER AND DEVELOPMENT TEAM

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<th>901 Main, Ltd.</th>
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<tr>
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<td>Housing GC:</td>
<td>Creative Property Management Co.</td>
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<td>App Consultant:</td>
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### UNIT INFORMATION

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**Total LI Units:** 140

**Market Rate Units:** 0

**Owner/Employee Units:** 0

**Total Project Units:** 140

### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Kyle Janek, District 17  
  **Points:** 3  
  **US Rep.:** NC
- **TX Representative:** Joe Deshotel, District 22  
  **Points:** 3  
  **US Senator:** NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** NC  
  **Resolution of Support from Local Government:** No

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

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

**General Summary of Comment:**
There was support from officials. There was no opposition.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Copperwood Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 4407 South Panther Creek Dr.  Development #:  04098
City: The Woodlands  Region:  6
County: Montgomery  Zip Code:  77381
Credit Requested: $1,057,335
Population Served: E

OWNER AND DEVELOPMENT TEAM

Owner: Copperwood Preservation, L.P.
Paul Patierno - Phone: (310) 258-5122
Developer: AIMCO Equity Services, Inc.
Housing GC: HCI, Ltd.
Architect: Pond, Robinson & Associates
Market Analyst: Apartment Market Data
Syndicator: AIMCO Capital Tax Credit Fund III
Supp Services: Interfaith
App Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 264 36 0 0
30% 40% 50% 60%

Credits Requested $1,057,335
Purpose / Activity: ACQ/R


PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Tommy Williams, District 4  S Points: 3  US Sen.: NC
TX Representative Rob Eissler, District 15  S Points: 3  US Rep.: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC  Resolution of Support from Local Government  
       Alan B. Sadler, Montgomery County Judge, S

Individuals/Businesses  In Support:  2  In Opposition:  0

Neighborhood Input:

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

Panther Creek Village Association, Larry Faith  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization is pleased that existing residents will not be displaced as a result of the redevelopment. The organization also appreciates the developer's efforts to include community input in the planning process.

Community Association of the Woodlands, Bruce Tough  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. It has already served the community for over 20 years and needs to be preserved as affordable for the future. Also, the organization has been pleased with the developer's track record and with the developer's efforts to include community input in the planning process.

General Summary of Comment:

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

6/19/2004 12:27 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 138
- Meeting a Required Set Aside
- Meeting the Regional Allocation

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
O.W. Collins Apartments

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 4440 Gulfway Drive  
- **City:** Port Arthur  
- **Region:** 5  
- **Zip Code:** 77642  
- **Total Project Units:** 200  
- **Development #:** 04100  
- **Credits Requested:** $406,999  
- **Population Served:** E

### OWNER AND DEVELOPMENT TEAM

- **Owner:** O.W. Collins Apartments, LP  
- **Developer:** Itex Properties, LLC  
- **Housing GC:** N/A  
- **Architect:** N/A  
- **Market Analyst:** Gerald A. Teel Company, Inc.  
- **Syndicator:** Related Capital  
- **Supp Services:** Housing Authority of the City of Port Arthur  
- **App Consultant:** Gannon Outsourcing

### UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
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<td>0</td>
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</table>

- **Total LI Units:** 200  
- **Market Rate Units:** 0  
- **Owner/Employee Units:** 0  
- **Total Project Units:** 200

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Kyle Janek, District 17  
  - Points: 3  
  - US Rep.: Nick Lampson, Dist. 9, S  
- **TX Representative:** Joe Deshotel, District 22  
  - Points: 3  
  - US Senator: NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** Oscar G. Ortiz, Mayor, S  
  - Resolution of Support from Local Government: ☑
- **Waymon D. Hallmark,** Commissioner Pct. #3, S  
  - Carl R. Griffith, Jr., County Judge, S  
- **Allen B. Ritter,** Representative, Dist. 21, S

**Individuals/Businesses**  
- In Support: 11  
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was overwhelming support from officials and minimal support from non-officials. There was a resolution of support from the City Council of Port Arthur. There was minimal opposition from non-officials.

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

- **Score:** 129  
- **Meeting a Required Set Aside:** ☑
- **Meeting the Regional Allocation:** ☐

**Explanation:** Has a competitive score in the At-Risk Set-Aside in its region.
## Basic Development Information

<table>
<thead>
<tr>
<th>Development #</th>
<th>City</th>
<th>Region</th>
<th>Credits Requested</th>
<th>Zip Code</th>
<th>Population Served</th>
<th>Allocation</th>
<th>Purpose / Activity</th>
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<tbody>
<tr>
<td>04101</td>
<td>Austin</td>
<td>7</td>
<td>$493,633</td>
<td>78741</td>
<td>F</td>
<td>U/E</td>
<td>ACQ/R</td>
</tr>
</tbody>
</table>

### Set Asides:  
- [✓] At-Risk  
- [ ] Nonprofit

### Owner and Development Team

- **Owner:** Pleasant Hill Preservation  
  Paul Patierno - Phone: (310) 258-5122

- **Developer:** AIMCO Equity Services, Inc.

- **Housing GC:** HCI, Ltd.

- **Architect:** Pond, Robinson & Associates

- **Market Analyst:** Apartment Market Data Research

- **Syndicator:** AIMCO Capital Tax Credit Fund III

- **Supp Services:** Interfaith

- **App Consultant:** N/A

### Unit Information

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### Credits Requested: $493,633

### Purpose / Activity: ACQ/R

### Credits Requested: $493,633

### Purpose / Activity: ACQ/R

## Public Comment Summary

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Gonzalo Barrientos, District 14  
    - **Points:** 3  
    - **US Rep.:** NC
  - **TX Representative:** Eddie Rodriguez, District 51  
    - **Points:** 3  
    - **US Senator:** NC

- **Local Officials and Other Public Officials:**

- **Mayors/Judges:** NC  
  - Resolution of Support from Local Government: [ ]

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

### Neighborhood Input:

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

### General Summary of Comment:

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

## Recommendation by the Executive Award and Review Advisory Committee is Based On:

- [✓] Score: 134
- [✓] Meeting a Required Set Aside
- [ ] Meeting the Regional Allocation

### Explanation:

- Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle

June Board Summary - Development Information and Public Input Summary

Countryside Village

<table>
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<th>BASIC DEVELOPMENT INFORMATION</th>
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<tbody>
<tr>
<td>Site Address: 625 Wilson Rd.</td>
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<tr>
<td>City: Humble</td>
</tr>
<tr>
<td>Region: 6</td>
</tr>
<tr>
<td>County: Harris</td>
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<tr>
<td>Zip Code: 77338</td>
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<td>Population Served: F</td>
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<td>Credits Requested: $414,315</td>
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<th>OWNER AND DEVELOPMENT TEAM</th>
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<tbody>
<tr>
<td>Owner: Countryside Village Partners, L.P.</td>
</tr>
<tr>
<td>Lisa Castillo - Phone: (909) 291-1400</td>
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<tr>
<td>Developer: National Housing Development Corporation</td>
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<tr>
<td>Housing GC: N/A</td>
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<td>Architect: N/A</td>
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<td>Market Analyst: The Gerald A. Teel Company</td>
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<td>Syndicator: N/A</td>
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<tr>
<td>Supp Services: N/A</td>
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<td>App Consultant: N/A</td>
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<table>
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<tr>
<th>PUBLIC COMMENT SUMMARY</th>
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</thead>
<tbody>
<tr>
<td>Guide: &quot;O&quot; = Oppose, &quot;S&quot; = Support, &quot;N&quot; = Neutral, &quot;NC&quot; or Blank = No comment</td>
</tr>
</tbody>
</table>

State/Federal Officials with Jurisdiction:
- TX Senator: John Whitmire, District 15  NC Points: 0  US Rep.: NC
- TX Representative: Senfronia Thompson, District 141  O Points: -3  US Senator: NC

Local Officials and Other Public Officials:
- Mayor/Judge: NC  Resolution of Support from Local Government

Individuals/Businesses In Support: 18  In Opposition: 0

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

Housing Opportunities of Houston, Inc., Polk Curtiss  Letter Score: NA  S or O: S
- The organization supports this development because it will fulfill a need in the community for affordable and safe housing, as well as aid in neighborhood revitalization.

General Summary of Comment:
- There was support from non-officials. There was support from one neighborhood organization.
- There was one letter of opposition from an official.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
- Score: 118  Meeting a Required Set Aside
- Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Preston Trace Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 8660 Preston Trace Blvd
City: Frisco
Region: 3
City: Collin
Zip Code: 75034
Population Served: F
Set Asides: ☑ At-Risk ☐ Nonprofit Allocation: U/E ☐ USDA
Credits Requested: $140,298
Development #: 04105
Purpose / Activity: ACQ/R

OWNER AND DEVELOPMENT TEAM
Owner: Housing Associates of Frisco, LP
Dan Allgeier - Phone: (972) 991-8606
Developer: Kingsway Development
Housing GC: N/A
Architect: Holcomb, Musemeche & Associates
Market Analyst: Ipser & Associates
Syndicator: MMA Financial, LLC
Supp Services: Frisco Housing Authority
App Consultant: N/A
Owner: Housing Associates of Frisco, LP
Eff 1 BR 2 BR 3 BR 4BR+
0 12 28 0 0
30% 40% 50% 60%
4 5 29 0
Total LI Units: 38
Market Rate Units: 2
Owner/Employee Units: 0
Total Project Units: 40

UNIT INFORMATION

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Florence Shapiro, District 8 S Points: 3 US Rep.: NC
TX Representative: Ken Paxton, Jr., District 70 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government ✓

Individuals/Businesses
In Support: 0 In Opposition: 0

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

Preston Estates Homeowners Association, Sara Jane Kimmich Letter Score: NA S or O: S
The organization supports this development because it has been a successful affordable housing resource for 25 years and "needs to be preserved as affordable for the future."

Preston Manor II, Annelise Selders Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing and the development will include a "morality clause."

Golden Gate Estates, Michele Thompson Letter Score: NA S or O: S
The organization expresses a general statement of support for the development.

General Summary of Comment:
There was minimal support from officials. There was no opposition. The was a Resolution of Support from the City Council of Frisco.

6/19/2004 12:28 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- [x] Score: 151
- [x] Meeting a Required Set Aside
- [ ] Meeting the Regional Allocation

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Whitefield Place Apartments

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | 4622 Clark Avenue |
| City: | San Antonio |
| County: | Bexar |
| Owner/Employee Units: | 0 |
| Owner: | Whitefield Place Preservation |
| Developer: | AIMCO Equity Services, Inc. |
| Housing GC: | HCI, Ltd. |
| Architect: | Pond, Robinson & Associates |
| Market Analyst: | Apartment Market Data |
| Syndicator: | AIMCO Capital Tax Credit Fund III |
| Owner: | Whitefield Place Preservation |
| Syndicator: | AIMCO Capital Tax Credit Fund III |
| Set Asides: | ☑ At-Risk ☐ Nonprofit |
| Allocation: | U/E ☐ USDA |
| Purpose / Activity: | ACQ/R |
| Credits Requested: | $430,196 |
| Region: | 9 |
| Credits: | 430,196 |

**UNIT INFORMATION**

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<td>12</td>
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<td>48</td>
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**OWNER AND DEVELOPMENT TEAM**

| Owner: | Whitefield Place Preservation |
| Developer: | AIMCO Equity Services, Inc. |
| Housing GC: | HCI, Ltd. |
| Architect: | Pond, Robinson & Associates |
| Market Analyst: | Apartment Market Data |
| Owner: | Whitefield Place Preservation |
| Syndicator: | AIMCO Capital Tax Credit Fund III |
| Owner/Employee Units: | 0 |
| Total LI Units: | 80 |
| Market Rate Units: | 0 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 80 |

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

| TX Senator: | Frank Madla, District 19 | S | Points: 3 | US Rep.: NC |
| TX Representative: | Robert Puente, District 119 | S | Points: 3 | US Senator: NC |

**Local Officials and Other Public Officials:**

| Mayor/Judge: | NC |
| Tommy Adkisson, Commissioner, Precinct 4, S |

**Individuals/Businesses**

In Support: 1 In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials. There was no opposition.

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

☑ Score: 132 ☑ Meeting a Required Set Aside ☐ Meeting the Regional Allocation

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Tamarac Pines Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 10510 Six Pines Drive
City: The Woodlands
County: Montgomery
Zip Code: 77380

Development #: 04108
Credits Requested: $911,804
Population Served: E

Set Asides: At-Risk
Allocation: U/E

OWNER AND DEVELOPMENT TEAM

Owner: Tamarac Pines Preservation
Paul Patierno - Phone: (310) 258-5122
Developer: AIMCO Equity Services, Inc.
Housing GC: HCI, Ltd.
Architect: Pond, Robinson & Associates
Market Analyst: Apartment Market Data
Syndicator: AIMCO Capital Tax Credit Fund III
Supp Services: Interfaith
App Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
42 228 30 0 0
30% 40% 50% 60%
0 45 75 180

Total LI Units: 300
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 300

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Tommy Williams, District 4  S Points: 3  US Rep.: NC
TX Representative: Rob Eissler, District 15  S Points: 3  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC
Resolution of Support from Local Government
Alan B, Sadler, County Judge, S

Individuals/Businesses In Support: 1  In Opposition: 0

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

Grogan's Mill Village Association, Bruce Cunningham  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization is pleased that existing residents will not be displaced as a result of the redevelopment. The organization also appreciates the developer's efforts to include community input in the planning process.

Community Association of the Woodlands, Bruce Tough  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. It has served the community for over 20 years and needs to be preserved as affordable for the future. Also, the organization has been pleased with the developer's track record and with the developer's efforts to include community input in the planning process.

General Summary of Comment:
There was support from officials and one non-official. There was support from two neighborhood organizations. There was no opposition.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

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<th>Meeting a Required Set Aside</th>
<th>Meeting the Regional Allocation</th>
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<td>138</td>
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**Explanation:** Due to other awards to this applicant in other regions, this application is not being awarded because it would create a violation of the $2 million credit cap per applicant.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Frazier Fellowship

BASIC DEVELOPMENT INFORMATION

Site Address: Blocks 4700-4900 Hatcher St.
City: Dallas
Region: 3
County: Dallas
Zip Code: 75210
Development #: 04109
Credits Requested: $547,378
Population Served: F

Set Asides: ☑ At-Risk ☐ Nonprofit
Allocation: U/E ☐ USDA
Purpose / Activity: NC

Owner: Frazier Fellowship, L.P.
Developer: Frazier Fellowship GP, Inc.
Housing GC: N/A
Architect: Brown Reynolds Watford Architects
Market Analyst: Butler Burgher and Assoc.
Syndicator: N/A
Owner/Employee Units: 0
Owner: Frazier Fellowship, L.P.
Syndicator: N/A
Total LI Units: 60

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 16 34 26 0
30% 40% 50% 60%
7 4 13 36
Total LI Units: 60
Market Rate Units: 16
Owner/Employee Units: 0
Total Project Units: 76

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Royce West, District 23 S Points: 3 US Rep.: NC
TX Representative: Terri Hodge, District 100 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Leo Cheney Jr, City Council Member, S

Individuals/Businesses In Support: 4 In Opposition: 0

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

The Frazier Berean Group, George King Letter Score: NA S or O: ☑ S
The organization supports this development because the neighborhood needs revitalization and the building has become substandard. The organization is pleased with the Dallas Housing Authority's track record.

Frazier Courts Resident Council, Geraldine Fuller Letter Score: NA S or O: ☑ S
The organization, composed of the existing residents of the property, supports this development because the organization has been pleased with the developer's efforts to include community input in the planning process. Also, the organization believes this development is one step toward revitalizing a troubled neighborhood.

Innerycity Community Development Corporation, Diane Ragsdale Letter Score: NA S or O: ☑ S
The organization supports this development because the organization encourages efforts to rebuild innercity communities. Also, the organization has been impressed by the developer's track record.

General Summary of Comment:
There was support from officials. There was no opposition. There was a Resolution of Support from the City of Dallas.
Frazier Fellowship

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

- Score: 142
- Meeting a Required Set Aside
- Meeting the Regional Allocation

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

| Site Address:  | 1600 Block of East Whatley |
| City: | Longview |
| County: | Gregg |
| Zip Code: | 75601 |
| Total Project Units: | 100 |
| Development #: | 04117 |
| Credits Requested: | $656,458 |
| Population Served: | F |
| Allocation: | U/E |

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Longview Senior Community, L.P.
  - Brad Forslund - Phone: (972) 550-7800
- **Developer:** Churchill Residential, Inc.
- **Housing GC:** ICI Construction
- **Architect:** GTF Design
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** SunAmerica Affordable Housing Partners
- **Supp Services:** Texas Inter-Faith Management Corporation
- **App Consultant:** N/A

### UNIT INFORMATION

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- **Total LI Units:** 90
- **Market Rate Units:** 10
- **Owner/Employee Units:** 0
- **Total Project Units:** 100

### PUBLIC COMMENT SUMMARY

| State/Federal Officials with Jurisdiction: |
| TX Senator: Kevin Eltife, District 1 | S | Points: 3 | US Rep.: NC |
| TX Representative: Tommy Merritt, District 7 | S | Points: 3 | US Senator: NC |

| Local Officials and Other Public Officials: |
| Mayor/Judge: NC |
| Bill Stoudt, County Judge, S |
| Charles W. Davis, County Commissioner, Precinct 1, S |

**Individuals/Businesses**

- In Support: 0
- In Opposition: 0

**Neighborhood Input:**

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

- East Longview Crime Watch Neighborhood Association, Donald William | Letter Score: NA | S or O: S | The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the planned location is convenient for future residents.

**General Summary of Comment:**

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

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

- Score: 148
- Meeting a Required Set Aside

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

---

6/19/2004 12:14 PM
## BASIC DEVELOPMENT INFORMATION

- **Site Address:** 731 Culver
- **City:** Commerce
- **Region:** 3
- **County:** Hunt
- **Zip Code:** 75428
- **Credits Requested:** $727,212
- **Population Served:** F
- **Credits Requested:** $727,212
- **Allocation:** R
- **Purpose / Activity:** NC
- **Set Asides:** At-Risk
- **Nonprofit**

## OWNER AND DEVELOPMENT TEAM

- **Owner:** Commerce Family Community, L.P.
- **Developer:** Churchill Residential, Inc
- **Housing GC:** ICI Construction
- **Architect:** HLR Architechs
- **Market Analyst:** Ipser & Associates, Inc
- **Syndicator:** MMA Financial
- **Supp Services:** Texas Inter-Faith Management Corp.
- **App Consultant:** N/A

## UNIT INFORMATION

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- **Total LI Units:** 90
- **Market Rate Units:** 10
- **Owner/Employee Units:** 0
- **Total Project Units:** 100

## PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Dr. Bob Deuel, District 2
  - Points: 3
  - US Rep.: NC
- **TX Representative:** Dan Flynn, District 2
  - Points: 3
  - US Senator: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** Sheryl Zelhart, Mayor, S

**Individuals/Businesses**
- **In Support:** 1
- **In Opposition:** 0

**Neighborhood Input:**
- The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes that the planned location is convenient for future residents, and that the proposed development might create new jobs.
- **Letter Score:** NA

**Resolution of Support from Local Government:**
- □

**City of Commerce Crime Watch Association, Quay Throgmorton**
- **Letter Score:** NA
- **S or O:** S

**General Summary of Comment:**
- There was broad support from officials and a letter of support from a non-official. There was no opposition.

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

- □ Score: 141
- □ Meeting a Required Set Aside
- □ Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Sedona Springs Village

BASIC DEVELOPMENT INFORMATION

City: Odessa
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Main Street Odessa, Darlene H. Mays

Letter Score: NA  S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Odessa Industrial Development Corporation, A. Neil McDonald

Letter Score: NA  S or O: S

The organization supports this development because it will fulfill a need in the community for housing in the wake of two new corporations recently creating 1,000 new jobs in Odessa.

Odessa Chamber of Commerce, Michael George

Letter Score: NA  S or O: S

The organization expresses a general statement of support for the development.

Habitat for Humanity of Odessa, Bill Jackson

Letter Score: NA  S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Odessa Day Nursery, Pat Jones

Letter Score: NA  S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Harmony Home Children's Advocacy Center, Chip Carlson

Letter Score: NA  S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Agape Ministries Dream Center, J. Dennis

Letter Score: NA  S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Housing Authority of The City of Odessa, Bernadine Spears

Letter Score: NA  S or O: S

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

Catholic Charities Community Services, Faye Rodriguez

Letter Score: NA  S or O: S

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

General Summary of Comment:
There was support from officials and non-officials. There was support from twelve neighborhood organizations.

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

☑ Score: 151  ☐ Meeting a Required Set Aside  ☐ Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**Housing Tax Credit Program - 2004 Application Cycle**

**June Board Summary - Development Information and Public Input Summary**

**Tyler Senior Apartment Community**

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 3200 Block of W. Front St.
- **City:** Tyler  
  **Region:** 4
- **County:** Smith  
  **Zip Code:** 75702
- **Credits Requested:** $638,196
- **Population Served:** E
- **Set Asides:** ☑ At-Risk  ☑ Nonprofit
- **Allocation:** U/E  
  **Purpose / Activity:** NC

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Tyler Senior Community, L.P.  
  Brad Forslund - Phone: (972) 550-7800
- **Developer:** Churchill Residential, Inc.
- **Housing GC:** ICI Construction
- **Architect:** GTF Design
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** SunAmerica Affordable Housing Partners
- **Supp Services:** Texas Inter-Faith Management Corporation
- **App Consultant:** N/A

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- **Total LI Units:** 90
- **Market Rate Units:** 10
- **Owner/Employee Units:** 0
- **Total Project Units:** 100

### PUBLIC COMMENT SUMMARY

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Dr. Bob Deuell, District 2  
    Points: 3  
    US Rep.: NC
  - **TX Representative:** Leo Berman, District 6  
    Points: 3  
    US Senator: NC

- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** Joey Seeber, Mayor, S
  - **Becky Dempsey, County Judge, S**
  - **Individuals/Businesses**
    - In Support: 2
    - In Opposition: 0

- **Neighborhood Input:**
  - Herndon Hills Neighborhood Association, Carolyn Howard
    Letter Score: NA  
    S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes that the planned location is convenient for future residents, and that the proposed development might create new jobs.

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

- ☐ Score: 145
- ☐ Meeting a Required Set Aside
- ☐ Meeting the Regional Allocation

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Temple Senior Apartment

Site Address: 1900 Block of Case Road  Development #: 04122
City: Temple  Credits Requested: $658,555
County: Bell  Population Served: E
Set Asides: ☐ At-Risk  ☑ Nonprofit  Allocation: U/E  ☐ USDA  Purpose / Activity: NC

BASIC DEVELOPMENT INFORMATION

Owner: Temple Senior Community, L.P.  Owner: Temple Senior Community, L.P.
Brad Forslund - Phone: (972) 550-7800
Developer: Churchill Residential, Inc.
Housing GC: ICI Construction
Architect: GTF Design
Syndicator: MMA Financial
Supp Services: Texas Inter-Faith Management Corporation
App Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 50 50 0 0
30% 40% 50% 60%
9 5 46 35
Total LI Units: 95
Market Rate Units: 5
Owner/Employee Units: 0
Total Project Units: 100

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

☐ Score: 125  ☐ Meeting a Required Set Aside  ☐ Meeting the Regional Allocation
Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Troy Fraser, District 24  NC Points: 0  US Rep.: NC
TX Representative: Dianne White Delisi, District 55  NC Points: 0  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC
Resolution of Support from Local Government: ☐

Individuals/Businesses  In Support: 2  In Opposition: 1

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

General Summary of Comment:
There was minimal support and one letter of opposition from non-officials.

6/19/2004 12:14 PM
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Amarillo Apartment Community

BASIC DEVELOPMENT INFORMATION

Site Address: 2000 W. Amarillo Blvd.  Development #: 04123
City: Amarillo  Region: 1
County: Potter  Zip Code: 79107
Set Asides:  At-Risk  Nonprofit
Allocation:  U/E  USDA Purpose / Activity:  NC

City: Amarillo  Zip Code: 79107
County: Potter

Total Project Units: 120

OWNER AND DEVELOPMENT TEAM

Owner: Amarillo Apartment Community, L.P.
Brad Forslund - Phone: (972) 550-7800
Developer: Churchill Residential, Inc.
Housing GC: ICI Construction
Architect: GTF Design
Syndicator: MMA Financial
Supp Services: Texas Inter-Faith Management Corporation
App Consultant: N/A

UNIT INFORMATION

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Total LI Units: 96
Market Rate Units: 24
Owner/Employee Units: 0
Total Project Units: 120

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Kel Seliger, District 31  NC Points: 3  US Rep.: NC
TX Representative: David Swinford, District 87  S Points: 3  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Trent Sisemore, Mayor, S  Resolution of Support from Local Government  
Iris E. Lawrence, County Commissioner, S
Teel Bivins, State Senator Dist. #31, S

Individuals/Businesses In Support: 0  In Opposition: 0

Neighborhood Input:

North Amarillo Community Neighborhood Association, Charles Wamford  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in this part of the city for affordable rental housing. Also, the organization asserts, the proposed development would help create new jobs.

General Summary of Comment:

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

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

Score: 132  Meeting a Required Set Aside  Meeting the Regional Allocation
Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.

6/19/2004 12:14 PM
## BASIC DEVELOPMENT INFORMATION

| Site Address: | 2511-2699 Block of Highway 35 | Development #: | 04129 |
| City: | Rockport | Region: | 10 |
| County: | Aransas | Zip Code: | 78382 |
| Credits Requested: | $504,173 |
| Set Asides: | □ At-Risk | □ Nonprofit | □ USDA |
| Population Served: | F |
| Allocation: | R |
| Populations Served: | E=Elderly, F=Family, T=Transitional |
| Activity: | NC=New Construction, ACQ=Acquisition, R=Rehab |

## OWNER AND DEVELOPMENT TEAM

| Owner: | Pelican Landing, LTD. |
| Developer: | D. W. Sowell Development, LTD. |
| Housing GC: | National Urban Construction |
| Architect: | Architectural Designs Unlimited |
| Market Analyst: | Gerald A. Teel Company, Inc. |
| Sydicator: | Paramount Financial Group |
| Supp Services: | Education-Based Housing, Inc. |
| App Consultant: | N/A |

## UNIT INFORMATION

<table>
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<tr>
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<td>26</td>
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| Credits Requested: | $504,173 |
| Purpose / Activity: | NC |

## PUBLIC COMMENT SUMMARY

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

### State/Federal Officials with Jurisdiction:
- **TX Senator:** Ken Armbrister, District 18  
  Points: 3  
  US Rep.: NC
- **TX Representative:** Gene Seaman, District 32  
  Points: 3  
  US Senator: NC

### Local Officials and Other Public Officials:
- **Mayor/Judge:** Todd W. Pearson, Mayor, S  
  Resolution of Support from Local Government: ✔

### Individuals/Businesses:
- In Support: 0  
  In Opposition: 0

### Neighborhood Input:

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

### General Summary of Comment:

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

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

- Score: 140
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
## Villas at Costa Biscaya

### Basic Development Information

- **Site Address**: 5400 Block of Eisenhauer Ave.
- **City**: San Antonio
- **Zip Code**: 78218
- **Region**: 9
- **Development #:**: 04130
- **Credits Requested**: $1,000,000
- **Population Served**: F
- **Allocation**: U/E
- **Purpose / Activity**: NC

### Owner and Development Team

- **Owner**: Costa Biscaya, Ltd.
  - Daniel Markson - Phone: (210) 240-6217
- **Developer**: NRP Holdings LLC
- **Housing GC**: NRP Holdings LLC
- **Architect**: Mucasey Architects
- **Market Analyst**: Apartment Market Data
- **Syndicator**: MMA Financial LLC
- **Supp Services**: American Agape Foundation, Inc.
- **App Consultant**: N/A

### Unit Information

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### Public Comment Summary

- **Resolution of Support from Local Government**: ☐
- **Nelson W. Wolf County Judge, NA**: Frank Madla, Texas Senate, Dist. 19, S

### Neighborhood Input

- **Park Village Neighborhood Association, C. R. Nowell**: Letter Score: NA  S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

- **Sunnyside-Up, Inc., Maggi Henry**: Letter Score: NA  S or O: S
  - The organization supports this development because the organization is pleased with the developer’s track record.

### General Summary of Comment

There was broad support from officials. There was no opposition.
| RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON: |
| --- | --- | --- |
| ☐ Score: **147** | ☐ Meeting a Required Set Aside | ☐ Meeting the Regional Allocation |
| Explanation: **Not Recommended:** Does not have a competitive enough score within its allocation type within the region. |
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Alhambra

**BASIC DEVELOPMENT INFORMATION**

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<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>Development #:</th>
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<tbody>
<tr>
<td>7100 Block of New Laredo Hwy.</td>
<td>04131</td>
<td>04131</td>
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</table>

City: San Antonio  
Region: 9  
Credits Requested: $932,296

County: Bexar  
Zip Code: 78211  
Population Served: E

Set Asides: 
- At-Risk: ☐  
- Nonprofit: ☑  
Allocation: U/E  
USDA: ☐  
Purpose / Activity: NC

**OWNER AND DEVELOPMENT TEAM**

| Owner: The Alhambra Apartments, Ltd.  
Laura Wingfield - Phone: (210) 212-7300 |
|-----------------------------------------|

Developer: Agape Georgetown Housing, Inc.  
Housing GC: NRP Contractors, LLC  
Architect: Mucasey Architects  
Market Analyst: Apartment Market Data  
Syndicator: MMA Financial LLC  
Supp Services: American Agape Foundation, Inc.  
App Consultant: NRP Holdings, LLC

**UNIT INFORMATION**

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Owner/Employee Units: 0

Total Project Units: 140

**UNIT INFORMATION**

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**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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<tr>
<th>TX Senator: Frank Madla, District 19</th>
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<tr>
<td>TX Representative Ken Mercer, District 117</td>
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US Rep.: NC  
US Senator: NC

**Local Officials and Other Public Officials:**

| Mayor/Judge:  
Nelson W. Wolff, County Judge, S  
Richard Perez, Council Member District 4, S |
|------------------------------------------------|

Resolution of Support from Local Government: ☐

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

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

- Score: 147  
- Meeting a Required Set Aside  
- Meeting the Regional Allocation

**Explanation:** Not Recommended: On a tie with 04258, this application has a higher credit per net rentable square foot calculation, therefore the allocation goes to 04258.

Laura Wingfield - Phone: (210) 212-7300  
6/19/2004 12:28 PM
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Villas at Costa Almadena

BASIC DEVELOPMENT INFORMATION
Site Address: 6000 Block of New Braunfels Ave.
City: San Antonio
Region: 9
County: Bexar
Zip Code: 78223
Total Project Units: 150
Credits Requested: $1,000,000
Population Served: F
Set Asides: □ At-Risk □ Nonprofit
Allocation: U/E □ USDA
Purpose / Activity: NC

UNIT INFORMATION

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OWNER AND DEVELOPMENT TEAM
Owner: Costa Almadena, Ltd.
Daniel Markson - Phone: (210) 240-6217
Developer: NRP Holdings LLC
Housing GC: NRP Holdings LLC
Architect: Mucasey Architects
Market Analyst: Apartment Market Data
Syndicator: MMA Financial LLC
Supp Services: American Agape Foundation, Inc.
App Consultant: N/A

UNIT INFORMATION
Total LI Units: 120
Market Rate Units: 30
Owner/Employee Units: 0
Total Project Units: 150

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

State/Federal Officials with Jurisdiction:
TX Senator: Frank Madla, District 19
Points: 3
US Rep.: NC
TX Representative: Robert Puente, District 119
Points: 3
US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC
Resolution of Support from Local Government
Nelson W. Wolff, County Judge, NA
Judith Zaffirini, TX Sen., Dist. 21, S
Ron Segovia, City Council Member, Dist. 3, S

Individuals/Businesses
In Support: 0
In Opposition: 0

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

Highland Hills Neighborhood Association, Al Hernandez
Letter Score: 12 S or O: S
The organization supports this development because of the high quality of the architectural design. Additionally, the organization has been impressed with some of the developer's previous projects, and believes the supportive services planned for residents in the development will be very beneficial.

General Summary of Comment:
There was broad support from officials. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
Score: 159
□ Meeting a Required Set Aside
□ Meeting the Regional Allocation
Explanation: Not Recommended: Violates the 1 Mile-1 Year Test with 04107 which is being recommended for the At-Risk Set-Aside.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Villa at Costa Cadiz

BASIC DEVELOPMENT INFORMATION

Site Address: 2813 W. W. White Road
City: San Antonio
County: Bexar
Zip Code: 78222
Region: 9

Credits Requested: $1,000,000
Population Served: F

SET ASIDES:
- At-Risk
- Nonprofit

Allocation: U/E

Credits Requested: $1,000,000
Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM

Owner: Costa Cadiz, Ltd.
Daniel Markson - Phone: (210) 240-6217

Developer: NRP Holdings LLC

Housing GC: NRP Holdings LLC

Architect: Mucasey Architects

Market Analyst: Apartment Market Data

Syndicator: MMA Financial LLC

Supp Services: American Agape Foundation, Inc.

App Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 36 64 50 0
30% 40% 50% 60%

14 4 30 72

Total LI Units: 120
Market Rate Units: 30
Owner/Employee Units: 0
Total Project Units: 150

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Representative: Frank Madla, District 19 S Points: 3 US Rep.: NC
TX Senator: Robert Puente, District 119 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Nelson W. Wolff, County Judge, NA
Robert Puente, TX Rep., Dist. 119, S

Resolution of Support from Local Government

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

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

Pecan Valley Neighborhood Association, Madeline M. De La O Letter Score: NA S or O: S
The organization supports this development because traffic-flow concerns have been addressed and the project will have a "zero-tolerance" policy for tenants. Also, the organization has been pleased with the developer's efforts to include community input in the planning process.

General Summary of Comment:
There was broad support from officials and one letter of support from non-officials. There was no opposition.

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

- Score: 147
- Meeting a Required Set Aside
- Meeting the Regional Allocation

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Western Trail Apartments

![Image of Western Trail Apartments](Western_Trail_Apartments.jpg)

**BASIC DEVELOPMENT INFORMATION**

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**OWNER AND DEVELOPMENT TEAM**

- **Owner:** 4910 S W Military Partners, L.P.  
  Bert Magill - Phone: (713) 785-6006
- **Developer:** San Jacinto Realty Services, LLC
- **Housing GC:** William Taylor & Co.
- **Architect:** Thompson nelson Group
- **Market Analyst:** Apartment Market Data Research
- **Syndicator:** MMA Financial
- **Supp Services:** Education Based Housing
- **App Consultant:** San Jacinto Realty Services

**UNIT INFORMATION**

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**UNIT INFORMATION**

- **Total LI Units:** 108
- **Market Rate Units:** 28
- **Owner/Employee Units:** 0
- **Total Project Units:** 136

**PUBLIC COMMENT SUMMARY**

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Frank Madla, District 19
  - Points: 3  
  - **US Rep.:** NC
  - **TX Representative:** Ken Mercer, District 117
  - Points: 3  
  - **US Senator:** NC

- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** Nelson W. Wolff, County Judge, NA
  - **Resolution of Support from Local Government:** No
  - **Richard Perez,** City Council Member, Dist. 4, O

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

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

  **West San Antonio Chamber Of Commerce, Mary Cruz**
  - Letter Score: NA  
  - S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization believes the supportive services planned for residents, such as computer training, will be very beneficial.

  **P.A.C.E., J.L. Pace**
  - Letter Score: NA  
  - S or O: O
  - The organization opposes this development because of the location. According to the organization, the main entrance of the proposed property is "directly adjacent to an adult entertainment facility…and a vacated collision repair service." The organization believes this site would be unsuitable for tenants, "especially school age children."

6/19/2004 12:14 PM
Hidden Cove/Indian Creek Neighborhood Association, Elaine De La Rosa  
Letter Score: NA  
S or O: S

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

General Summary of Comment:
There was support from officials and minimal of support from a non-official. There was one letter of opposition from an official. There was opposition from one neighborhood organization.

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

- [ ] Score: 145
- [ ] Meeting a Required Set Aside
- [ ] Meeting the Regional Allocation

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Courtland Square Apartments

<table>
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<tbody>
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<td>City: Odessa</td>
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<td>County: Ector</td>
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<td>Credits Requested: $779,673</td>
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<td>Set Asides: At-Risk</td>
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<td>Owner: Courtland Square Partners, L.P. Bert Magill - Phone: (713) 785-6006</td>
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<td>Developer: San Jacinto Realty Services, LLC</td>
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<td>Housing GC: William Taylor &amp; Co.</td>
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<td>Architect: Thompson Nelson Group</td>
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<tr>
<td>Market Analyst: Apartment Market Data Research</td>
</tr>
<tr>
<td>Syndicator: MMA Financial</td>
</tr>
<tr>
<td>Supp Services: Education Based Housing</td>
</tr>
<tr>
<td>App Consultant: San Jacinto Realty Services</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UNIT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner/Employee Units: 0</td>
</tr>
<tr>
<td>Credits Requested: 0</td>
</tr>
<tr>
<td>Unit Type: 1 BR 2 BR 3 BR 4BR+</td>
</tr>
<tr>
<td>Eff 20 44 34 0</td>
</tr>
<tr>
<td>30% 40% 50% 60%</td>
</tr>
<tr>
<td>3 5 39 51</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PUBLIC COMMENT SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>State/Federal Officials with Jurisdiction:</td>
</tr>
<tr>
<td>TX Senator: Kel Seliger, District 31</td>
</tr>
<tr>
<td>TX Representative: George West, District 81</td>
</tr>
<tr>
<td>Local Officials and Other Public Officials:</td>
</tr>
<tr>
<td>Mayor/Judge: Larry Melton, Mayor, S</td>
</tr>
<tr>
<td>Richard Morton, City Manager, S</td>
</tr>
<tr>
<td>Individuals/Businesses In Support: 7</td>
</tr>
<tr>
<td>Neighborhood Input:</td>
</tr>
<tr>
<td>All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.</td>
</tr>
</tbody>
</table>

| General Summary of Comment: |
| There was support from officials and minimal support from non-officials. There was no opposition. Senator Seliger did indicate his support, however it was received after the May 31 deadline therefore no points were attributed to his support statement. |

| RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON: |
| Score: 146 | Meeting a Required Set Aside | Meeting the Regional Allocation |
| Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region. |
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Village at Meadowbend Apartments II

BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Case Road at Martin Luther King Blvd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>Temple</td>
</tr>
<tr>
<td>Region:</td>
<td>8</td>
</tr>
<tr>
<td>County:</td>
<td>Bell</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>76504</td>
</tr>
<tr>
<td>Credits Requested:</td>
<td>$656,486</td>
</tr>
<tr>
<td>Population Served:</td>
<td>F</td>
</tr>
</tbody>
</table>

Owner: Village at Meadowbend Apartments II, L.P.
Robert Joy - Phone: (512) 474-5003
Developer: National Farm Workers Service Center
Housing GC: Encinas Construction Corp.
Architect: Rodriguez and Simon Design Associates
Market Analyst: Apartment Market Data Research
Syndicator: Related Capital Company
Supp Services: La Union del Pueblo Entero
App Consultant: N/A

UNI T INFORMATION

<table>
<thead>
<tr>
<th>Eff 1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR+</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>21</td>
<td>44</td>
<td>34</td>
</tr>
<tr>
<td>30%</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>0</td>
<td>12</td>
<td>20</td>
<td>47</td>
</tr>
</tbody>
</table>

Total LI Units: 79
Market Rate Units: 20
Owner/Employee Units: 0
Total Project Units: 99

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Troy Fraser, District 24 S Points: 3 US Rep.: NC
TX Representative: Dianne White Delisi, District 55 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: William A. Jones, Mayor, S Resolution of Support from Local Government ☑

Individuals/Businesses In Support: 0 In Opposition: 0

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


The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services and apartment amenities planned for the development will be very beneficial. As this development is the second phase of an existing complex, the organization points to the success of the first phase as further reason for their support.

General Summary of Comment:
There was support from officials. There was no opposition. There was a Resolution of Support from the City Council of Temple.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
☑ Score: 157 ☐ Meeting a Required Set Aside ☐ Meeting the Regional Allocation
Explanation: Has a competitive score within its allocation type within the region.
**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City:</th>
<th>Region:</th>
<th>Credits Requested:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SW Corner - Mile 8 Rd.</td>
<td>04146</td>
<td>Mercedes</td>
<td>11</td>
<td>$1,182,999</td>
</tr>
<tr>
<td>at Baseline Rd.</td>
<td></td>
<td>Hidalgo</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zip Code: 78570</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Set Asides: At-Risk Nonprofit Population Served: USDA Purpose / Activity: NC


<table>
<thead>
<tr>
<th>Owner/Employee Units:</th>
<th>Owner: Casa Korima Housing Development, L.P.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Robert Joy - Phone: (512) 474-5003</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Developer:</th>
<th>National Farm Workers Service Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing GC:</td>
<td>Encinas Construction Corp</td>
</tr>
<tr>
<td>Architect:</td>
<td>Rodriguez and Simon Design Associates</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>Apartment Market Data Research</td>
</tr>
<tr>
<td>Syndicator:</td>
<td>Related Capital Company</td>
</tr>
<tr>
<td>Supp Services:</td>
<td>La Union del Pueblo Entero</td>
</tr>
<tr>
<td>App Consultant:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**UNIT INFORMATION**

<table>
<thead>
<tr>
<th>Eff</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4BR+</th>
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<tbody>
<tr>
<td>0</td>
<td>40</td>
<td>88</td>
<td>68</td>
<td>0</td>
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<td>50%</td>
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</tr>
<tr>
<td>0</td>
<td>24</td>
<td>40</td>
<td>92</td>
<td></td>
</tr>
</tbody>
</table>

Total LI Units: 156
Market Rate Units: 40
Owner/Employee Units: 0
Total Project Units: 196

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

<table>
<thead>
<tr>
<th>TX Senator: Eddie Lucio, Jr., District 27</th>
<th>Points: 3 US Rep.: NC</th>
</tr>
</thead>
<tbody>
<tr>
<td>TX Representative: Miguel David Wise, District 39</td>
<td>Points: 3 US Senator: NC</td>
</tr>
</tbody>
</table>

**Local Officials and Other Public Officials:**

<table>
<thead>
<tr>
<th>Mayor/Judge: Joel Quintanilla, Mayor, S</th>
<th>Resolution of Support from Local Government</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ramon Garcia, County Judge, S</td>
<td></td>
</tr>
<tr>
<td>Sylvia Handy, County Commissioner, Pct. 1, S</td>
<td>In Support: 207 In Opposition: 1195</td>
</tr>
</tbody>
</table>

**Individuals/Businesses**

<table>
<thead>
<tr>
<th>In Support:</th>
<th>In Opposition:</th>
</tr>
</thead>
<tbody>
<tr>
<td>207</td>
<td>1195</td>
</tr>
</tbody>
</table>

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and non-officials alike. There was overwhelming opposition from non-officials. There was a Resolution of support from the city commission.

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

- Score: 148 Meeting a Required Set Aside
- Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region. On a tie with 04226, this application has a lower credit per net rentable square foot calculation.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Shiloh Village Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 8702 Shiloh Road
City: Dallas
County: Dallas
Total Project Units: 168
Development #: 04147
Credits Requested: $800,000
Population Served: F

Set Asides: At-Risk
Allocation: U/E

Owner/Employee Units: 0
Eff 1 BR 2 BR 3 BR 4BR+
30% 40% 50% 60%
0 0 0 0 0
Total LI Units: 168
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 168

OWNER AND DEVELOPMENT TEAM

Owner: Shiloh Village Associates, LP
Chad Cooley - Phone: (212) 317-5746
Developer: Related Apartment Preservation, LLC
Housing GC: Leffler & Heaney, Inc
Architect: Harry C Hoover Jr.
Market Analyst: Butler & Burgher, Inc.
 Syndicator: Related Capital, LLC
Supp Services: N/A
App Consultant: N/A

UNIT INFORMATION

Total LI Units: 168
Market Rate Units: 0
Owner/Employee Units: 0

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Royce West, District 23  NC Points: 0  US Rep.: NC
TX Representative: Terri Hodge, District 100  NC Points: 0  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC  Resolution of Support from Local Government

Individuals/Businesses In Support: 0  In Opposition: 0

Neighborhood Input:

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

Ferguson Road Initiative, Vikki Martin  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. The rehabilitation of the existing building which is in disrepair will continue the revitalization of the neighborhood. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

General Summary of Comment:
There was no opposition. There was a Resolution of Support from the City of Dallas.

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

☑ Score: 119  ☑ Meeting a Required Set Aside  ☐ Meeting the Regional Allocation

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

6/19/2004 12:14 PM
## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>City</th>
<th>Region</th>
<th>Credits Requested</th>
<th>Development #</th>
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<tbody>
<tr>
<td>1115 Mission Road</td>
<td>San Antonio</td>
<td>9</td>
<td>$368,360</td>
<td>04149</td>
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<table>
<thead>
<tr>
<th>County</th>
<th>Zip Code</th>
<th>Population Served</th>
<th>Set Asides</th>
<th>Nonprofit</th>
<th>Owner/Employee Units</th>
<th>Credits Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bexar</td>
<td>78210</td>
<td>F</td>
<td>☑</td>
<td>☑</td>
<td>0</td>
<td>$368,360</td>
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</tbody>
</table>

### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seton Home, LP</td>
<td>(210) 533-3504</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>DMA Development Company, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Architect</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marmon Mok</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Market Analyst</th>
</tr>
</thead>
<tbody>
<tr>
<td>Novogradac &amp; Company</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing GC</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Syndicator</th>
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<tr>
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</table>

### UNIT INFORMATION

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<tr>
<th>Eff</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR+</th>
<th>Total LI Units</th>
<th>Owner/Employee Units</th>
<th>Market Rate Units</th>
<th>Total Project Units</th>
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<tbody>
<tr>
<td>0</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>24</td>
<td>0</td>
<td>0</td>
<td>24</td>
</tr>
</tbody>
</table>

### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**

- TX Senator: Leticia Van De Putte, District 26
  - Points: 3 US Rep.: NC
- TX Representative: Robert Puente, District 119
  - Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

- Mayor/Judge: Edward D. Garza, Mayor, S

**Resolution of Support from Local Government:**

☑

**Individuals/Businesses:**

- The Harlandale Lions Club, Dick Alphin
  - Letter Score: NA S or O: S
  - The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

- Roosevelt Park Neighborhood Association, Candie Beltram
  - Letter Score: 12 S or O: S
  - The organization supports this development because it has witnessed the services that the developer provides to teen mothers and wishes to encourage it.

- Mision Conception, Rev. Ruthowski
  - Letter Score: NA S or O: S
  - The organization supports this development because it will "improve the neighborhood" through its services. Additionally, the organization hopes to extend its charity and church services to the future residents.

**Neighborhood Input:**

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

- The Harlandale Lions Club, Dick Alphin
- Roosevelt Park Neighborhood Association, Candie Beltram
- Mision Conception, Rev. Ruthowski
Los Compadres de San Antonio Missions, Susan Chandoha  Letter Score: NA  S or O: S
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children. Also, the design of the development would complement the architecture of the unique Mission Road area.

Texas Association of Child-Placing Agencies, Dan Johnson  Letter Score: NA  S or O: S
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Daughters Of Charity Services Of San Antonio, Larry Mejia  Letter Score: NA  S or O: S
The organization supports this development because the proposed development and Daughters of Charity share the "same dedication to early childhood development."

Visitation House Ministries, Sister Yolanda Tarango  Letter Score: NA  S or O: S
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Catholic Charities, Steve Saldana  Letter Score: NA  S or O: S
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

St. Stephen's Episcopal Church, Canon Frank Sierra  Letter Score: NA  S or O: S
The organization supports this development because it hopes to reach out to the future residents with its ministry and church services.

The Salvation Army, Jerry Albert  Letter Score: NA  S or O: S
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Presa Community Center, Raymond Foley  Letter Score: NA  S or O: S
The organization supports this development because the organization is "acutely aware of the needs of homeless children in San Antonio." The proposed development would provide, the organization asserts, "a safety net" for teenagers and children who might otherwise live on the streets.

Old Spanish Missions, Balthasa Janacek  Letter Score: NA  S or O: S
The organization supports this development because it will further the stabilization of the community and will "maintain the integrity of architectural and landscaping elements" of the area.

General Summary of Comment:
There was broad support from officials and non-officials alike. There was a Resolution of Support from the Planning Commission of the City of San Antonio. There was support from twelve neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
☑ Score: 163 ☑ Meeting a Required Set Aside ☐ Meeting the Regional Allocation
Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Renaissance Courts

BASIC DEVELOPMENT INFORMATION

| Site Address: 308 S. Ruddell Street | Development #: 04151 |
| City: Denton | Region: 3 |
| County: Denton | Zip Code: 76205 |
| Credits Requested: $993,822 | Population Served: F |
| Set Asides: | At-Risk | Nonprofit |
| Allocation: | U/E | USDA |
| Purpose / Activity: NC |

OWNER AND DEVELOPMENT TEAM

| Owner: Renaissance Court Limited Shirley Hensley - Phone: (940) 383-3039 |
| Developer: Carleton Development, Ltd |
| Housing GC: Carleton Construction, Ltd. |
| Architect: James, Harwick + Partners |
| Market Analyst: Integra Realty Resources |
| Syndicator: Red Capital |
| Supp Services: Denton Housing Authority |
| App Consultant: N/A |

UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
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<th>2 BR</th>
<th>3 BR</th>
<th>4 BR+</th>
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<td>14</td>
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<td>30</td>
<td>72</td>
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</table>

Public Comment Summary

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

State/Federal Officials with Jurisdiction:

- TX Senator: Craig Estes, District 30 S Points: 3 US Rep.: Michael C. Burgess, Dist. 26, S
- TX Representative: Myra Crownover, District 64 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

- Mayor/Judge: Euline Brock, Mayor, S Resolution of Support from Local Government ☑
- Jim Carter, County Commissioner, Pct. 4, S Pete Kamp, Council Member, S
- Charles Wiley, Chief of Police, S

Individuals/Businesses: In Support: 61 In Opposition: 0

Neighborhood Input:

SEDNA - Southeast Denton Neighborhood Assoc., Carolyn J. Phillips Letter Score: NA S or O: S
The organization supports this development because the developer has made efforts to include community input in the planning process.

General Summary of Comment:

There was broad support from officials and non-officials alike. There was a Petition of Support from the Denton Housing Authority. There was no opposition.

Recommendation by the Executive Award and Review Advisory Committee is Based On:

- Score: 130
- Meeting a Required Set Aside
- Meeting the Regional Allocation

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

6/19/2004 12:14 PM
# Housing Tax Credit Program - 2004 Application Cycle

## June Board Summary - Development Information and Public Input Summary

### Bluffview Villas

#### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 2800 Hwy 36 South
- **City:** Brenham
- **Zip Code:** 77833
- **County:** Washington
- **Region:** 8
- **Owner:** Bluffview Villas of Brenham, LP
- **Developer:** Bluffview Villas Builders, LLC
- **Housing GC:** G.G. MacDonald, Inc.
- **Architect:** A. Ray Payne
- **Market Analyst:** Mark Temple
- **Syndicator:** Boston Capital Partners, Inc.
- **App Consultant:** N/A
- **Credits Requested:** $453,021
- **Purpose / Activity:** NC
- **Population:** E
- **Allocation:** R
- **Set Asides:** At-Risk, Nonprofit
- **Development #:** 04152

#### UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
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<th>2 BR</th>
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</tr>
</thead>
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<tr>
<td>0</td>
<td>1</td>
<td>17</td>
<td>58</td>
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</table>

Total LI Units: 76

**Market Rate Units:** 0

**Owner/Employee Units:** 0

**Total Project Units:** 76

#### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Ken Armbrister, District 18 - **S** Points: 3 - US Rep.: NC
- **TX Representative:** Lois Kolkhorst, District 13 - **NC** Points: 0 - US Senator: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** NC - Resolution of Support from Local Government: Yes

<table>
<thead>
<tr>
<th><strong>Individuals/Businesses</strong></th>
<th>In Support</th>
<th>In Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Support</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from an official and one letter of opposition from a non-official. There was a Resolution of Support from the City of Brenham.

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

- **Score:** 115
- **Explanation:** Has a competitive score within its allocation type within the region.
Plainview Vistas

**BASIC DEVELOPMENT INFORMATION**

Site Address: 3200 Block of Lexington  
City: Plainview  
Region: 1  
County: Hale  
Zip Code: 79072  
Set Asides:  
Allocation: R  
Population Served: F  
Credits Requested: $668,428  
Development #: 04154

**OWNER AND DEVELOPMENT TEAM**

Owner: Plainview Vistas, LP  
Cathy Graugnard - Phone: (210) 490-9440  
Developer: LSH Development Company, LLC  
Housing GC: Charter Contractor  
Architect: Cross Architects, PLLC  
Market Analyst: Novogradac & Company  
Syndicator: MMA Financial, LLC  
Supp Services: N/A  
App Consultant: N/A

**UNIT INFORMATION**

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Total LI Units: 60  
Market Rate Units: 16  
Owner/Employee Units: 0  
Total Project Units: 76

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Robert Duncan, District 28  
Points: 3  
US Rep.: NC  
TX Representative: Pete Laney, District 85  
Points: 0  
US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC  
Resolution of Support from Local Government: ✔

Irene Favila, City Councilmember Precinct 7, S

**Individuals/Businesses**

In Support: 1  
In Opposition: 34

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials and non-officials. There was broad opposition from non-officials.

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

- Score: 148
- Meeting a Required Set Aside: ✔
- Meeting the Regional Allocation: ✔

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

6/19/2004 12:14 PM
### Colleague Street Apartments

**City:** Richmond  
**Zip Code:** 77469  
**County:** Fort Bend

### BASIC DEVELOPMENT INFORMATION

<table>
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<th>College Street near FM 2218</th>
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<tr>
<td>City:</td>
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<td>County:</td>
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<tr>
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#### OWNER AND DEVELOPMENT TEAM

<table>
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<tbody>
<tr>
<td>Developer:</td>
<td>MMM College Street, LLC</td>
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<tr>
<td>Housing GC:</td>
<td>Barron Builders &amp; Management</td>
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<tr>
<td>Market Analyst:</td>
<td>The Gill Companies</td>
</tr>
<tr>
<td>Syndicator:</td>
<td>MMA Financial, LLC</td>
</tr>
<tr>
<td>Supp Services:</td>
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<td>App Consultant:</td>
<td>G. Barron Rush, JR.</td>
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#### UNIT INFORMATION

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### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:

- **TX Senator:** Kyle Janek, District 17  
  - Points: NC  
  - US Rep.: NC
- **TX Representative:** Dora Olivo, District 27  
  - Points: S  
  - US Senator: NC

#### Local Officials and Other Public Officials:

- **Mayor/Judge:** Hilmar G. Moore, Mayor, S
- **Tom D. Stavinoha, County Commissioner, Pct. 1, S**

### Neighborhood Input:

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

- **County-Wide Housing of Fort Bend County, Inc., Debra J. Wedelich**  
  - Letter Score: NA  
  - S or O: S

  The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial. The organization finds the proposed energy efficiency to be a positive feature.

- **Fort Bend Senior Citizens, Manuela Arroyos**  
  - Letter Score: NA  
  - S or O: S

  The organization supports this development because it will be constructed with energy efficiency in mind.

- **United Way of Texas Gulf Coast, Jacqueline S. Martin**  
  - Letter Score: NA  
  - S or O: S

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

### General Summary of Comment:

There was support from officials and one letter of opposition from a non-official. There were three letters of support.
College Street Apartments

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

- Score: 137
- Meeting a Required Set Aside
- Meeting the Regional Allocation

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

from neighborhood organizations.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Samaritan House

Site Address: 929 Hemphill Ave.
City: Fort Worth
County: Tarrant

Total Project Units: 126

Unit Address: 929 Hemphill Ave.
1 BR 2 BR 3 BR 4 BR+
Owner/Employee Units: 0
Eff 60 35 25 6 0

Owner: Hemphill Samaritan, L. P.
Thomas Scott - Phone: (713) 785-1005
Developer: Hemphill Samaritan Developers, LLC
Housing GC: Rampart Builders, Ltd.
Architect: C.M. Architecture, PA
Market Analyst: Novogradac & Company LLP
Syndicator: N/A
Supp Services: Samaritan House
App Consultant: Gannon Outsourcing

credits Requested: $819,331
Purpose / Activity: NC/ACQ/R

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

Score: 153
Meeting a Required Set Aside
Meeting the Regional Allocation

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

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

State/Federal Officials with Jurisdiction:
TX Senator: Kim Brimer, District 10 S Points: 3 US Rep.: NC
TX Representative: Lon Burnam, District 90 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government S

Individuals/Businesses: In Support: 2 In Opposition: 0

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

Fort Worth South, Inc., Donald Scott Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area, and the proposed design is consistent with the "urban village" plan promoted by the city of Fort Worth.

General Summary of Comment:
There was broad support from officials and minimal support from non-officials.
Windrock Apartments

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | Near Rankin Hwy. between Wolcott Ave & Stokes Ave | Development #: | 04158 |
| City: | Midland | Region: | 12 |
| County: | Midland | Zip Code: | 79701 |
| Credits Requested | $642,689 | Population Served: | F |
| Set Asides: | At-Risk Nonprofit | Allocation: | U/E USDA |
| Purpose / Activity: | NC |

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Windrock Apartments, Ltd. Tim Smith - Phone: (281) 363-8705
- **Developer:** G. Barron Rush, Jr.
- **Housing GC:** Barron Builders & Management
- **Architect:** N/A
- **Market Analyst:** The Gill Companies
- **Syndicator:** Simpson Housing Solutions
- **Supp Services:** N/A
- **App Consultant:** Gannon Outsourcing

**UNIT INFORMATION**

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- **Total LI Units:** 80
- **Market Rate Units:** 20
- **Owner/Employee Units:** 0
- **Total Project Units:** 100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Kel Seliger, District 31 [S] Points: 3 US Rep.: NC
- **TX Representative:** Tom Craddick, District 82 [S] Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** Michael J. Canon, Mayor, S Resolution of Support from Local Government

**Individuals/Businesses**

- In Support: 0
- In Opposition: 0

**Neighborhood Input:**

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

- **Casa de Amigos, L.C. Pitts**
  - Letter Score: NA S or O: [S] The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial. The organization also likes that the project will be constructed with energy efficiency in mind.

- **Midland West Rotary Club, No Contact**
  - Letter Score: NA S or O: [S] The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

**General Summary of Comment:**

There was support from officials. There was support from two neighborhood organizations. There was no opposition.

6/19/2004 12:30 PM
Windrock Apartments

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

- Score: 147
- Meeting a Required Set Aside
- Meeting the Regional Allocation

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

| Site Address: | 6000 Hobbs Road |
| City: | League City |
| County: | Galveston |
| Zip Code: | 77573 |
| Region: | 6 |
| Credits Requested: | $552,528 |
| Population Served: | E |
| Allocation: | U/E |

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Hobbs Road Village, L.P.
- **Developer:** Hobbs Road Developers, LLC
- **Housing GC:** Rampart Builders, Ltd.
- **Architect:** The Clerkley Watkins Group
- **Market Analyst:** Novogradac & Company LLP
- **Syndicator:** Alliant Capital Ltd
- **App Consultant:** Gannon Outsourcing

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- **Total LI Units:** 80
- **Market Rate Units:** 20
- **Owner/Employee Units:** 0
- **Total Project Units:** 100

### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Mike Jackson, District 11 (S Points: 3) US Rep.: NC
- **TX Representative:** Larry Taylor, District 24 (S Points: 3) US Senator: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** A. Jeff Harrison, Mayor, S
- **Resolution of Support from Local Government:**
  - [ ]

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

### Neighborhood Input:

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

**General Summary of Comment:**

There was support from officials. There was no opposition.

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

- **Score:** 158
- **Meeting a Required Set Aside:**
- **Meeting the Regional Allocation:**

**Explanation:** Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Travis Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: Corner of E 4th St. & Guava Ave.  
City: Lubbock  
Regions: 1  
County: Lubbock  
Zip Code: 79403  
Population Served: F  
Set Asides: ☐ At-Risk  ☐ Nonprofit  Allocation: U/E  ☐ USDA  Purpose / Activity: NC

Credits Requested: $764,539

Owner: Travis Place Apartments, Ltd.  
Tim Smith - Phone: (281) 363-8705

Developer: G. Barron Rush, Jr.

Housing GC: Barron Builders & Management

Architect: N/A

Market Analyst: The Gill Companies

Syndicator: Simpson Housing Solutions

Supp Services: N/A

App Consultant: Gannon Outsourcing

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Total LI Units: 96
Market Rate Units: 24
Owner/Employee Units: 0
Total Project Units: 120

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28  
Points: 3  US Rep.: NC

TX Representative: Carl H. Isett, District 84  
Points: 3  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Marc McDougal, Mayor, S
Resolution of Support from Local Government  
TJ Patterson, Mayor Pro Tem, O

Individuals/Businesses  In Support: 0  In Opposition: 0

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

Windmill Neighborhood Association, Lucile Minner  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization likes the energy efficient design of the project, and believes the supportive services planned for residents will be very beneficial.

North & East Lubbock Community Development Corporation, John Hall  
Letter Score: NA  S or O: S  
The organization supports this development because the organization has been pleased with the developer's efforts to include community input in the planning process.

Market Lubbock, Inc., Gary Lawrence  
Letter Score: NA  S or O: S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Travis Place Apartments

Boys & Girls Clubs of Lubbock, Tom Vermillion  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial and appreciates that the development will be built with energy efficiency in mind.

Children's Advocacy Center of The South Plains, Connie Hendrix  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

Parkway Cherry Point Neighborhood Association, Felecisima Betts  Letter Score: NA  S or O: S
The organization supports this development because it will meet a need in the community for affordable and safe housing. The organization was also pleased by plans for the apartment's energy-efficient design.

**General Summary of Comment:**
There was minimal support from officials and one letter of opposition from an official. Representative Isett originally sent in a support letter, which he withdrew after May 31, 2004.

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

- Score: 146
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Not Recommended: On a tie with 04057, this application has a higher credit per net rentable square foot calculation, therefore the allocation goes to 04057.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Riverview Apartments

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | Corner of Rio Concho Drive & S. Irene St. | Development #: | 04163 |
| City: | San Angelo | Region: | 12 |
| County: | Tom Green | Zip Code: | 76903 |
| Credits Requested: | $735,023 |
| Set Asides: | ☐ At-Risk | ☐ Nonprofit | Allocation: | U/E | USDA |
| Population Served: | F |

**OWNER AND DEVELOPMENT TEAM**

| Owner: | Riverview Apartments, Ltd. |
| Owner/Employee Units: | 0 |
| Developer: | G. Barron Rush, Jr. |
| Housing GC: | Barron Builders & Management |
| Architect: | N/A |
| Market Analyst: | The Gill Companies |
| Syndicator: | Simpson Housing Solutions |
| Supp Services: | N/A |
| App Consultant: | Gannon Outsourcing |

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**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

| TX Senator: | Robert Duncan, District 28 | Points: | 0 | US Rep.: | NC |
| TX Representative: | Scott Campbell, District 72 | Points: | 0 | US Senator: | NC |

**Local Officials and Other Public Officials:**

| Mayor/Judge: | NC | Resolution of Support from Local Government |
| Devin Bates, City Councilman, SMD 5, O | Daniel Cardenas, School Board Member, S |
| Joe O. Holguin, City Council Member, S | |

**Individuals/Businesses In Support:** 2 | **In Opposition:** 2

**Neighborhood Input:**

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

**Concho Valley Community Action Agency, Sidney Mabry**
Letter Score: NA  S or O: S The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

**League of United Latin-American Citizen, Elma Jaques**
Letter Score: NA  S or O: S The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial. The organization also appreciates that the development will be constructed with energy efficiency in mind.

**Association of Hispanic Leaders, Ray Zapata**
Letter Score: NA  S or O: S The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization appreciates that the development will be built using only minority contractors.
Healthy Families San Angelo, Carolyn Wiseheart

Letter Score: NA  S or O: S

The organization supports this development because the organization believes the supportive services planned for residents in the development will be very beneficial. In particular, the organization likes the classes in homebuyer education and family relationships that will be offered.

Christians In Action, Carl L. Hansen

Letter Score: NA  S or O: S

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

ICD Bridges, Ava Spece

Letter Score: NA  S or O: S

The organization supports this development because the organization believes the supportive services planned for residents in the development will be very beneficial. In particular, the organization likes the marriage and family relationship classes that will be offered.

**General Summary of Comment:**

There was minimal support from officials and non-officials. There was one letter of opposition. Representative Scott Campbell originally was in support of the development but withdrew his support after discussions with his constituents.

---

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

- [ ] Score: 148
- [ ] Meeting a Required Set Aside
- [ ] Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Oxford Place

BASIC DEVELOPMENT INFORMATION

Site Address: 605 Berry Road
City: Houston
County: Harris
Zip Code: 77091
Total Project Units: 250

Development #: 04167
Credits Requested: $1,200,000
Population Served: F

Owner/Employee Units: 0
Set Asides: ☑ At-Risk ☑ Nonprofit Allocation: U/E ☑ USDA

Owner: Oxford Community, L.P.
Ernie Etuk - Phone: (713) 260-0767

Developer: APV Redevelopment Corporation
Housing GC: N/A
Architect: Rey De La Reza Architects, Inc.
Market Analyst: O'Connor & Associates, LP
Syndicator: JER Hudson Housing Capital
Supp Services: Housing Authority of the City of Houston
App Consultant: Gannon Outsourcing

UNIT INFORMATION

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0 40 98 112 0
30% 40% 50% 60%
143 7 50 0

Total LI Units: 200
Market Rate Units: 50
Owner/Employee Units: 0
Total Project Units: 250

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Mario Gallegos, Jr., District 6
NC Points: 0 US Rep.: NC
TX Representative: Kevin Bailey, District 140
NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC

Resolution of Support from Local Government ☐

Individuals/Businesses
In Support: 7 In Opposition: 650

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

Northline Park Advisory Council, Paula Parshall
Letter Score: -1 S or O: O
The organization is opposed to the development because the developer has not satisfactorily addressed the issues of crime and high numbers of calls to the police coming from this building. The organization believes that simply rebuilding the structure does not solve the urgent problems of mismanagement, crime, and safety.

Oxford Place Resident Council, Maggie Bess
Letter Score: 12 S or O: S
The organization, composed of the existing residents of the property, supports this development because it involves preservation of existing housing stock, it will provide job training and other supportive services, and it will fulfill a need in the community for affordable housing.

Cliffside Civic Club, Calvin D. Williams
Letter Score: NA S or O: S
The organization supports this development because it involves preservation of existing housing stock which, to the organization, "makes more sense than adding more apartments to an already overcrowded neighborhood."

6/19/2004 12:14 PM
Rosegarden Civic Club Inc., Phyllis Nervis
Letter Score: NA  S or O: S
The organization supports this development because it involves preservation of existing housing stock which, to the organization, "makes more sense than adding more apartments to an already overcrowded neighborhood."

Houston Works, T. W. Hudson
Letter Score: NA  S or O: S
The organization supports this development because it involves preservation of existing housing stock, it will provide job training and other supportive services, and it will fulfill a need in the community for affordable housing

Houston Area Urban League, Sylvia Brooks
Letter Score: NA  S or O: S
The organization supports this development because it involves preservation of existing housing stock, it will provide job training and other supportive services, and it will fulfill a need in the community for affordable housing

Boys & Girls Club of Greater Houston, John Harvard
Letter Score: NA  S or O: S
The organization expresses a general statement of support for the development.

General Summary of Comment:
There was one letter of support from an official and two letters of support from non-officials. There was overwhelming opposition from non-officials. There was opposition from one neighborhood organization and support from several other organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
- Score: 142
- Meeting a Required Set Aside
- Meeting the Regional Allocation

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

| Site Address: | 314 N Wood Street |
| City: | Athens |
| County: | Henderson |
| Zip Code: | 75751 |
| Region: | 4 |
| Credits Requested: | $245,888 |
| Population Served: | E |
| Purpose / Activity: | NC |
| Owner: | The Gardens of Athens, L.L.C |
| Developer: | Continental Realty, Inc. |
| Housing GC: | Continental Construction of Topeka, Inc. |
| Architect: | Beeler, Guest, and Owens Architects |
| Market Analyst: | Shaner Appraisals Inc. |
| Syndicator: | Boston Capital Holdings LLC |
| Supp Services: | N/A |
| App Consultant: | N/A |

## OWNER AND DEVELOPMENT TEAM

| Owner | The Gardens of Athens, L.L.C |
| Developer | Continental Realty, Inc. |
| Housing GC | Continental Construction of Topeka, Inc. |
| Architect | Beeler, Guest, and Owens Architects |
| Market Analyst | Shaner Appraisals Inc. |
| Syndicator | Boston Capital Holdings LLC |
| Supp Services | N/A |
| App Consultant | N/A |

## UNIT INFORMATION

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- Total LI Units: 32
- Market Rate Units: 4
- Owner/Employee Units: 0
- Total Project Units: 36

## PUBLIC COMMENT SUMMARY

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

### State/Federal Officials with Jurisdiction

- **TX Senator:** Todd Staples, District 3
  - Points: 3
  - US Rep.: NC
- **TX Representative:** Betty Brown, District 4
  - Points: 3
  - US Senator: NC

### Local Officials and Other Public Officials

- **Mayor/Judge:** NC

- Resolution of Support from Local Government: Checkmark

### Individuals/Businesses

- In Support: 0
- In Opposition: 0

### Neighborhood Input

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

### General Summary of Comment

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

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

- **Score:** 143
- **Meeting a Required Set Aside:** No
- **Meeting the Regional Allocation:** No

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

6/19/2004 12:14 PM
### Gardens of Tye

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 601 Scott Street
- **City:** Tye, **County:** Taylor
- **Development #:** 04172
- **Credits Requested:** $245,557
- **Population Served:** E
- **Population:** 79563
- **Region:** 2

**Owner and Development Team**

- **Owner:** The Gardens of Tye, L.L.C
  
  George Hopper - Phone: (785) 266-6133

- **Developer:** Continental Realty, Inc.

- **Housing GC:** Continental Construction of Topeka, Inc.

- **Architect:** Beeler, Guest, and Owens Architects

- **Market Analyst:** Shaner Appraisals Inc.

- **Syndicator:** Boston Capital Holdings LLC

**Supp Services:** N/A

**App Consultant:** N/A

**UNIT INFORMATION**

<table>
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<td>40%</td>
<td>50%</td>
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</table>

**Owner/Employee Units:** 0

**Total Project Units:** 36

**Total LI Units:** 32

**Market Rate Units:** 4

**PUBLIC COMMENT SUMMARY**

- **TX Representative:** Troy Fraser, District 24
- **Points:** 3
- **US Rep.:** NC

- **TX Senator:** Bob Hunter, District 71
- **Points:** 3
- **US Senator:** NC

**Individuals/Businesses**

- In Support: 6
- In Opposition: 0

**Resolution of Support from Local Government**

- Gayland Childers, Mayor, S
- George Newman, County Judge, S
- Nancy Moore, Councilmember, S
- Connie Selden, Tye Economic Dev. Corp., S

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

- **Score:** 156
- **Meeting a Required Set Aside**
- **Meeting the Regional Allocation**

**Explanation:** Has a competitive score within its allocation type within the region.
# Gardens of Burkburnett

**Basic Development Information**

- **Site Address:** 105 Williams Street
- **City:** Burkburnett
- **County:** Wichita
- **Zip Code:** 76354
- **Region:** 2
- **Development #:** 04173
- **Credits Requested:** $229,311
- **Population Served:** E
- **Allocation:** R
- **Purpose / Activity:** NC

**Owner and Development Team**

- **Owner:** The Gardens of Burkburnett, L.L.C
- **Developer:** Continental Realty, Inc.
- **Housing GC:** Continental Construction of Topeka, Inc.
- **Architect:** Beeler, Guest, and Owens Architects
- **Market Analyst:** Shaner Appraisals Inc.
- **Syndicator:** Boston Capital Holdings LLC
- **Supp Services:** N/A
- **App Consultant:** N/A

**Unit Information**

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- **Total LI Units:** 30
- **Market Rate Units:** 6
- **Owner/Employee Units:** 0
- **Total Project Units:** 36

**Public Comment Summary**

- **State/Federal Officials with Jurisdiction:**
  - TX Senator: Craig Estes, District 30 - Points: 3 - US Rep.: NC
  - TX Representative: David Farabee, District 69 - Points: 3 - US Senator: NC

- **Local Officials and Other Public Officials:**
  - Mayor/Judge: Bill Vincent, Mayor, S
  - Woodrow Gossom, County Judge, S
  - Joseph R. Miller, Precinct 1, County Commissioner, S
  - Pat Norriss, Precinct 2, County Commissioner, S
  - Gordon Griffith, Precinct 3, County Commissioner, S

- **Individuals/Businesses**
  - In Support: 10
  - In Opposition: 0

**Neighborhood Input:**

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

**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

- **Score:** 133
- **Explanation:** Has a competitive score within its allocation type within the region. On a tie with 04246, this application has a lower credit per net rentable square foot calculation.

---

6/19/2004 12:14 PM
Gardens of Early

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 401 Old Comanche Road
- **City:** Early
- **Region:** 2
- **County:** Brown
- **Zip Code:** 76802
- **Set Asides:** At-Risk
- **Credits Requested:** $230,137
- **Population Served:** E

**UNIT INFORMATION**

- **Owner/Employee Units:** 0
- **Eff 1 BR:** 0%
- **2 BR:** 40%
- **3 BR:** 50%
- **4BR+:** 60%
- **Total LI Units:** 30
- **Market Rate Units:** 6
- **Owner/Employee Units:** 0
- **Total Project Units:** 36

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Troy Fraser, District 24  
  Points: 3  
  US Rep.: NC
- **TX Representative:** Jim Keffer, District 60  
  Points: 3  
  US Senator: NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** David Brooks, Mayor, S  
  Resolution of Support from Local Government: O
- **Richard Gist:** Precinct 3, County Commissioner, S  
  Shawn Russell, President, Early ISD, S
- **David Carroll:** Precinct 4, County Commissioner, O  
  Bob Mangrum, Mayor Pro Tem, S

**Individuals/Businesses**

- **In Support:** 10  
- **In Opposition:** 1

**Neighborhood Input:**

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

**General Summary of Comment:**

There was overwhelming support from officials and non-officials alike. There was one letter of opposition from an official and a non-official.

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

- **Score:** 138
- **Explanation:** Has a competitive score within its allocation type within the region.
## BASIC DEVELOPMENT INFORMATION

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<th>Development #</th>
<th>Credits Requested</th>
<th>Population Served</th>
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<tbody>
<tr>
<td>801 S. Second Street</td>
<td>04175</td>
<td>$215,498</td>
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<th>City</th>
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<tr>
<td>Mabank</td>
<td>3</td>
<td>$215,498</td>
<td>E</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** The Gardens of Mabank, L.L.C  
  George Hopper - Phone: (785) 266-6133
- **Developer:** Continental Realty, Inc.
- **Housing GC:** Continental Construction of Topeka, Inc.
- **Architect:** Beeler, Guest, and Owens Architects
- **Market Analyst:** Shaner Appraisals Inc.
- **Syndicator:** Boston Capital Holdings LLC
- **Supp Services:** N/A
- **App Consultant:** N/A

### UNIT INFORMATION

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- **Total LI Units:** 28
- **Market Rate Units:** 8
- **Owner/Employee Units:** 0
- **Total Project Units:** 36

## PUBLIC COMMENT SUMMARY

- **Score:** 147  
- **Meeting a Required Set Aside:** No
- **Meeting the Regional Allocation:** No

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

- **Score:** 147
- **Explanation:** Has a competitive score within its allocation type within the region.

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MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Gardens of Gladewater

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<td>Site Address: 108 N. Lee Drive</td>
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<td>City: Gladewater</td>
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<td>USDA:</td>
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<td>Purpose / Activity: NC</td>
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<tr>
<td>Owner: The Gardens of Gladewater, L.L.C</td>
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<tr>
<td>George Hopper - Phone: (785) 266-6133</td>
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<td>Developer: Continental Realty, Inc.</td>
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<td>Housing GC: Continental Construction of Topeka, Inc.</td>
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<td>Architect: Beeler, Guest, and Owens Architects</td>
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<td>Syndicator: Boston Capital Holdings LLC</td>
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<td>Supp Services: N/A</td>
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<td>Owner/Employee Units: 0</td>
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<td>Total Project Units: 36</td>
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| PUBLIC COMMENT SUMMARY |

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

State/Federal Officials with Jurisdiction:
- TX Senator: Kevin Eltife, District 1  S Points: 3 US Rep.: NC
- TX Representative: Tommy Merritt, District 7  S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
- Mayor/Judge: John Paul Tallent, Mayor, S Resolution of Support from Local Government
- Bill Stoudt, County Judge, S

Individuals/Businesses
- In Support: 1
- In Opposition: 0

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

General Summary of Comment:
There was broad support from officials and one letter of support from a non-official. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
- Score: 140
- Meeting a Required Set Aside
- Meeting the Regional Allocation

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

6/19/2004 12:14 PM
## Hanford Square

### Basic Development Information

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<td>City</td>
<td>Granbury</td>
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<td>County</td>
<td>Hood</td>
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<td>Zip Code</td>
<td>76049</td>
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<td>Development #</td>
<td>04180</td>
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<td>Credits Requested</td>
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<td>Owner/Employee Units</td>
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<td>Total Project Units</td>
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<td>Total LI Units</td>
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### Owner and Development Team

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<td>Ronnie Hodges - Phone: (512) 249-6240</td>
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<td>Alsace Developer, Inc.</td>
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<td>Architect</td>
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<td>Novogradac &amp; Company</td>
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<td>Raymond James Tax Credit Funds</td>
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### Public Comment Summary

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Kip Averitt, District 22 [S] Points: 3, US Rep.: NC
- **TX Representative:** Jim Keffer, District 60 [S] Points: 3, US Senator: NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** David Southern, Mayor, Granbury, S
- **Charles Baskett, County Commissioner, Pct. 2, S**
- **Matt Mills, County Commissioner, Pct. 3, S**
- **Andy Rash, County Judge, N**

### Neighborhood Input:

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

**Individuals/Businesses**

- In Support: 1
- In Opposition: 0

**General Summary of Comment:**

There was broad support from officials and one letter of support from a non-official. There was no opposition.

### Recommendation by the Executive Award and Review Advisory Committee

**Score:** 128

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
### Montopolis Senior Pavilion

#### BASIC DEVELOPMENT INFORMATION

| Site Address: | 2101 Montopolis Drive |
| City: | Austin |
| County: | Travis |
| Zip Code: | 78741 |
| Region: | 7 |
| Credits Requested: | $206,339 |
| Development #: | 04182 |

#### OWNER AND DEVELOPMENT TEAM

- **Owner:** American Affordable Homes LP  
  Gene Watkins - Phone: (512) 658-7287
- **Developer:** American Affordable Homes Dev. Inc.
- **Housing GC:** N/A
- **Architect:** Chiles Architects Inc.
- **Market Analyst:** Capital Market Research
- **Syndicator:** N/A
- **Supp Services:** YMCA of Austin
- **App Consultant:** N/A

#### UNIT INFORMATION

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- **Total LI Units:** 28
- **Market Rate Units:** 8
- **Owner/Employee Units:** 0
- **Total Project Units:** 36

#### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:

- **TX Senator:** Gonzalo Barrientos, District 14  
  NC Points: 0  
  US Rep.: NC
- **TX Representative:** Eddie Rodriguez, District 51  
  S Points: 3  
  US Senator: NC

#### Local Officials and Other Public Officials:

- **Mayor/Judge:** Margaret J. Gomez, Commissioner, Precinct 4, S  
  Resolution of Support from Local Government
- **Paul Hilger,** Community Development Officer, S

#### Individuals/Businesses

- **In Support:** 2
- **In Opposition:** 0

#### Neighborhood Input:

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

#### General Summary of Comment:

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

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

- **Score:** 150
- **Meeting a Required Set Aside**
- **Meeting the Regional Allocation**

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Riverside Senior Pavilion

Site Address: 6010 E. Riverside Drive
City: Austin
County: Travis
Zip Code: 78741
Total Project Units: 36

Basic Development Information
Development #: 04183
Credits Requested: $206,339
Purpose / Activity: NC
Population Served: E
Allocation: U/E

Owner and Development Team
Owner: American Affordable Homes LP
Developer: American Affordable Homes Dev. Inc.
Housing GC: N/A
Architect: Chiles Architects Inc.
Syndicator: N/A
Supp Services: YMCA of Austin
App Consultant: N/A
Eff 1 BR 2 BR 3 BR 4BR+
0 12 24 0 0
30% 40% 50% 60%
4 0 7 17
Total LI Units: 28
Market Rate Units: 8
Owner/Employee Units: 0
Total Project Units: 36

Public Comment Summary
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Gonzalo Barrientos, District 14 NC Points: 0 US Rep.: NC
TX Representative: Eddie Rodriguez, District 51 S Points: 3 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Margaret Gomez, Commissioner, Precinct 4, S
Individuals/Businesses In Support: 2 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.
General Summary of Comment:
There was minimal support from non-officials. There was no opposition.

Recommendation by the Executive Award and Review Advisory Committee is Based On:
Score: 143
Meeting a Required Set Aside
Meeting the Regional Allocation
Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Chandler's Cove Retirement

**BASIC DEVELOPMENT INFORMATION**

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<tr>
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<tbody>
<tr>
<td>Sunrise Drive and Old Settler's Boulevard</td>
<td>04187</td>
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<td>City: Round Rock</td>
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<td>County: Williamson</td>
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<tr>
<td></td>
<td>Purpose / Activity: NC</td>
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**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Chandler’s Cove Limited Partnership  
  David Saling - Phone: (512) 794-9378
- **Developer:** CHA Development Limited Partnership
- **Housing GC:** Campbell-Hogue Construction
- **Architect:** Chiles Architects Inc.
- **Market Analyst:** Capitol Market Research, Inc.
- **Syndicator:** MMA Financial
- **Supp Services:** Family Eldercare
- **App Consultant:** N/A

**UNIT INFORMATION**

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<thead>
<tr>
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<tr>
<td>9</td>
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</table>

- Total LI Units: 72
- Market Rate Units: 18
- Owner/Employee Units: 0
- Total Project Units: 90

**PUBLIC COMMENT SUMMARY**

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Steve Ogden, District 5  
  - **Points:** 0  
  - **US Rep.: NC**
  - **TX Representative:** Mike Krusee, District 52  
  - **Points:** 3  
  - **US Senator:** NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** NC  
  - **Resolution of Support from Local Government:** ✔
- **Greg Boatwright, County Commissioner, S**  
- **Alan McGraw, City Council Member, Place 2, S**  
- **John C. Doerrler, County Judge, S**

**Individuals/Businesses**

- **In Support:** 0  
- **In Opposition:** 0

**Neighborhood Input:**

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

**General Summary of Comment:**

- Letter of support from Senator Stephen Ogden was received after the deadline. There was broad support from officials. There was no opposition.

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

- **Score:** 130  
- **Meeting a Required Set Aside:** ✔  
- **Meeting the Regional Allocation:** ✔

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
## PROVIDENCE AT BOCA CHICA

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
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<tr>
<td>Population Served</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner**: Longbranch, L.P.
- **Developer**: Leon J. Backes & Saleem A. Jafar
- **Housing GC**: Provident Realty Construction, LP
- **Architect**: Gailer Tolson & French
- **Market Analyst**: Butler Burgher and Assoc.
- **Syndicator**: Related Capital Company
- **Supp Services**: Housing Authority of the City of Brownsville
- **App Consultant**: N/A

### UNIT INFORMATION

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- Total LI Units: 150
- Market Rate Units: 8
- Owner/Employee Units: 0
- Total Project Units: 158

### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**
- **TX Senator**: Eddie Lucio, Jr., District 27  S Points: 3 US Rep.: NC
- **TX Representative**: Rene Oliveira, District 37  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge**: Eddie Trevino, Jr, Mayor , S
- **John Wood**: County Commissioner Pct. 2, S
- **Ben Medina, Jr.**: Acting Planning Director, S

**Individuals/Businesses in Support**: 1

**Individuals/Businesses in Opposition**: 0

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

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

  The organization supports this development because it will cater to a range of income levels, it will include a high-quality community center, and the developer has worked closely with the organization in the planning process.

**General Summary of Comment**:

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

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

- **Score**: 134
- **Meeting a Required Set Aside**: ✔
- **Meeting the Regional Allocation**: ✗

**Explanation**: Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Providence at UT Southwestern

BASIC DEVELOPMENT INFORMATION

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<td>Chicory Court-UT-Southwestern, L.P.</td>
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<td>Developer</td>
<td>Leon J. Vackes &amp; Saleem A. Jafar</td>
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<td>Housing GC</td>
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<td>Butler Burgher and Assoc.</td>
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PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

- TX Senator: Royce West, District 23 [S] Points: 3 US Rep.: NC
- TX Representative: Steve Wolens, District 103 [S] Points: 3 US Senator: NC

Local Officials and Other Public Officials:

- Mayor/Judge: NC Resolution of Support from Local Government
- John Wiley Price, County Commissioner District 3, S
- Theresa O’Donnell, Director of Development Services, S

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

Neighborhood Input:

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

Maple Avenue Economic Development Corporation, R. Allen Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. In addition, the organization appreciates the effort to redevelop a blighted building, that the location is close to public transportation, and that the developer has worked closely with the organization in the planning process.

Pleasant Grove/Pleasant Woods and Neighborhood Organization, H.J. Letter Score: NA S or O: S
Johnson
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. In addition, the organization appreciates the effort to redevelop a blighted building and that the developer has worked closely with the organization in the planning process.

General Summary of Comment:

There was broad support from officials and minimal support from non-officials. There was support from two neighborhood organizations. There was no opposition.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- ☑ Score: 132
- ☐ Meeting a Required Set Aside
- ☐ Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Providence at Edinburg

### Basic Development Information

- **Development #:** 04193
- **Credits Requested:** $445,854
- **Population Served:** E

### Owner and Development Team

- **Owner:** Chicory Court XXX, LP
- **Developer:** Saleem Jafar - Phone: (972) 239-8500
- **Housing GC:** Provident Realty Construction, LP
- **Architect:** Demarest and Assoc
- **Market Analyst:** Butler Burgher and Assoc.
- **Syndicator:** N/A
- **Supp Services:** N/A
- **App Consultant:** N/A

### Unit Information

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- **Total LI Units:** 100
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Project Units:** 100

### Public Comment Summary

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Juan "Chuy" Hinojosa, District 20, Points: 3, US Rep.: NC
  - **TX Representative:** Aaron Pena, District 40, Points: 3, US Senator: NC

- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** Richard H. Garcia, Mayor, S
  - **Ramon Garcia, County Judge, S**
  - **Marissa Garza, Director of Community Development, S**

- **Individuals/Businesses In Support:** 1
- **In Opposition:** 0

### Neighborhood Input:

- **La Villitas Senior Tower Residents Council, Deedie McKinney**
  - **Letter Score:** 12, S or O: S

  The organization supports this development because it will fulfill a need in the community for affordable and safe housing because the current housing stock in the area is "obsolete." Additionally, the organization believes that the supportive services planned for residents will be very beneficial and that the development will add stability to the neighborhood. Also, the organization has been pleased with the developer's efforts to include community input in the planning process.

### General Summary of Comment:

There was broad support from officials and one letter of support from a non-official. There was support from one neighborhood organization. There was no opposition.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 119
- Meeting a Required Set Aside
- Meeting the Regional Allocation

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

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<td>County: Gregg</td>
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<td>Zip Code: 75662</td>
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**Set Asides:**
- At-Risk: □
- Nonprofit: ☑
- USDA: □
- Allocation: R
- Purpose / Activity: NC

**Allocation:**
- R=Rural, U/E=Urban/Exurban, Population: E=Elderly, F=Family, T=Transitional, Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner: Lexington Court, Ltd.</th>
<th>Emanuel H. Glockzin, Jr.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emanuel Glockzin - Phone: (979) 846-8878</td>
<td>Housing GC: Brazos Valley Construction, Inc.</td>
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**Owner/Employee Units:** 0
**Market Analyst:** J. Mikeska & Company
**Syndicator:** Boston Capital Holdings LLC
**Supp Services:** Affordable Caring Housing, Inc.
**App Consultant:** N/A

### UNIT INFORMATION

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**Total LI Units:** 76
**Market Rate Units:** 4
**Owner/Employee Units:** 0
**Total Project Units:** 80

### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**
- TX Senator: Kevin Eltife, District 1 (S Points: 3, US Rep.: NC)
- TX Representative: Tommy Merritt, District 7 (S Points: 3, US Senator: NC)

**Local Officials and Other Public Officials:**
- Mayor/Judge: Joe T. Parker, Mayor, S
- Bill Stoudt, County Judge, S
- Randy Renshaw, Commissioner, S

**Individuals/Businesses:**
- In Support: 1
- In Opposition: 0

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

**General Summary of Comment:**
There was overwhelming support from officials and one letter of support from a non-official. The Mayor Pro-Tem, Janice Hancock, is also in support. There was no opposition.

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**
- Score: 137
- Meeting a Required Set Aside: □
- Meeting the Regional Allocation: □

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
### BASIC DEVELOPMENT INFORMATION

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| Owner/Employee Units | Owner: American Palms Ltd.  
Bobby Bowling IV - Phone: (915) 821-3550  
Developer: Tropicana Building Corporation  
Housing GC: Tropicana Building Corporation  
Architect: David Marquez  
Market Analyst: Zacour and Associates  
Syndicator: Richman Group  
Supp Services: TWCA Credit Counseling Service  
App Consultant: N/A |

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| Owner: American Palms Ltd.  
Bobby Bowling IV - Phone: (915) 821-3550  
Developer: Tropicana Building Corporation  
Housing GC: Tropicana Building Corporation  
Architect: David Marquez  
Market Analyst: Zacour and Associates  
Syndicator: Richman Group  
Supp Services: TWCA Credit Counseling Service  
App Consultant: N/A |

### OWNER AND DEVELOPMENT TEAM

| Owner | American Palms Ltd.  
Bobby Bowling IV - Phone: (915) 821-3550  
Developer: Tropicana Building Corporation  
Housing GC: Tropicana Building Corporation  
Architect: David Marquez  
Market Analyst: Zacour and Associates  
Syndicator: Richman Group  
Supp Services: TWCA Credit Counseling Service  
App Consultant: N/A |

### UNIT INFORMATION

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<tr>
<th>Total Project Units:</th>
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### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Eliot Shapleigh, District 29  
  **Points:** 3  
  **US Rep.:** NC
- **TX Representative:** Chente Quintanilla, District 75  
  **Points:** 3  
  **US Senator:** NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** Joe Wardy, Mayor, NC  
  **Resolution of Support from Local Government:** No
- **John Cook, City Rep., Dist. 4, S**

**Individuals/Businesses**

- **El Paso Collaborative, Delia Ponce**  
  **Letter Score:** NA  
  **S or O:** S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents will be very beneficial. Also, the organization has been impressed with the developer's track record.

- **Project VIDA, Bill Schlesinger**  
  **Letter Score:** NA  
  **S or O:** S
  - The organization supports this development because they have been pleased with the developer's track record.

- **PV Community Development Corporation, Bill Schlesinger**  
  **Letter Score:** NA  
  **S or O:** S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

- **Lower Valley Housing Corporation, Nancy Hanson**  
  **Letter Score:** NA  
  **S or O:** S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing.
Santa Lucia Community Development, Richard Alvarado  
Letter Score: NA  S or O: S
The organization supports this development because it has first-hand experience with the developer and recognizes the developer's diligence in promoting values amongst its residents "that lead to economic success and independence."

Opportunity Center for the Homeless, Ann Chaney  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Alianza Para El Desarrollo Communitario Inc., Daniel Solis  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

El Paso Foster Parent Association, Inc., Dorothy Truax  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Project VIDA Health Center, Bill Schlesinger  
Letter Score: NA  S or O: S
The organization supports this development because the developer "has a fine record of accomplishment."

General Summary of Comment:
There was minimal support from officials and non-officials alike. There was support from eight neighborhood organizations. There was one letter of opposition from an official.

---

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

- [ ] Score: 132
- [ ] Meeting a Required Set Aside
- [ ] Meeting the Regional Allocation

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

## BASIC DEVELOPMENT INFORMATION

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### OWNER AND DEVELOPMENT TEAM

- **Owner**: Horizon Palms Ltd.
  - Bobby Bowling IV - Phone: (915) 821-3550
- **Developer**: Tropicana Building Corporation
- **Housing GC**: Tropicana Building Corporation
- **Architect**: David Marquez
- **Market Analyst**: Zacour and Associates
- **Syndicator**: Richman Group
- **Supp Services**: TWCA Credit Counseling Service
- **App Consultant**: N/A

### UNIT INFORMATION

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- 30% 40% 50% 60%
- Total LI Units: 76
- Market Rate Units: 0
- Owner/Employee Units: 0
- Total Project Units: 76

## PUBLIC COMMENT SUMMARY

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

### State/Federal Officials with Jurisdiction:

- **TX Senator**: Eliot Shapleigh, District 29
  - Points: -3
  - US Senator: NC
- **TX Representative**: Chente Quintanilla, District 75
  - Points: 3
  - US Rep.: NC

### Local Officials and Other Public Officials:

- **Mayor/Judge**: Diane Whitty, Mayor, O
- **Resolution of Support from Local Government**: No
- **Individuals/Businesses**
  - In Support: 3
  - In Opposition: 0

### Neighborhood Input:

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

### General Summary of Comment:

There was minimal support from non-officials and one letter of support from an official. There were two letters of opposition from officials.

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

- **Score**: 130
- **Meeting a Required Set Aside**: No
- **Meeting the Regional Allocation**: Yes

### Explanation:

- Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Alvin Manor Estates

BASIC DEVELOPMENT INFORMATION

Site Address: 917 E. Hwy 6
City: Alvin
Region: 6
County: Brazoria
Zip Code: 77511
Population Served: F
Credits Requested: $251,978
Development #: 04200

Set Asides: □ At-Risk □ Nonprofit Allocation: U/E □ USDA
Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM

Owner: Artisan/American Corp.
Elizabeth Young - Phone: (713) 626-1400
Developer: Artisan/American Corp.
Housing GC: Inland General Construction Co.
Architect: JRM Architects, Inc.
Market Analyst: O'Connor & Associates
Syndicator: N/A
Supp Services: Child & Adult Development Center
App Consultant: N/A

UNIT INFORMATION

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Total LI Units: 28
Market Rate Units: 8
Owner/Employee Units: 0
Total Project Units: 36

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Mike Jackson, District 11 □ NC Points: 0 US Rep.: NC
TX Representative: Glenda Dawson, District 29 □ NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Andy Reyes, Mayor, O Resolution of Support from Local Government □
John Willy, County Judge, S

Individuals/Businesses
In Support: 0 In Opposition: 1

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

Neighborhood Centers Inc., No Contact Letter Score: NA S or O: │ S │
The organization supports this development because it will fulfill a need in the community for affordable housing.

American Red Cross, Toni Hodges Letter Score: NA S or O: │ S │
The organization supports this development because it will fulfill a need in the community for affordable housing.

General Summary of Comment:
There was opposition from an official and one non-official. There was one letter of support from an official.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
☑ Score: 157 ☐ Meeting a Required Set Aside ☐ Meeting the Regional Allocation

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

6/19/2004 12:14 PM
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Alvin Manor

**BASIC DEVELOPMENT INFORMATION**

| Site Address: 837 E. Highway 6 | Development #: 04203 |
| City: Alvin | Credits Requested: $177,273 |
| County: Brazoria | Set Asides: □ At-Risk □ Nonprofit Allocation: U/E □ USDA |
| Zip Code: 77511 | | Purpose / Activity: NC |

**Owner and Development Team**

Owner: Artisan/American Corp.
Elizabeth Young - Phone: (713) 626-1400

Developer: Artisan/American Corp.

Housing GC: Inland General Construction Co.

Architect: JRM Architects, Inc.

Market Analyst: O'Connor & Associates

Syndicator: N/A

Supp Services: Child & Adult Development Center

App Consultant: N/A

**Public Comment Summary**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Mike Jackson, District 11  NC Points: 0  US Rep.: NC

TX Representative: Glenda Dawson, District 29 NC Points: 0  US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Andy Reyes, Mayor, O  Resolution of Support from Local Government

John Willy, Brazoria County Judge, S

**Individuals/Businesses** In Support: 3 In Opposition: 2

**Neighborhood Input:**

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

Neighborhood Centers Inc., No Contact

Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing.

American Red Cross, Toni Hodges

Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing.

**General Summary of Comment:**

There was support from non-officials and one letter of support from an official. There was one letter of opposition from an official.

**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

☑ Score: 157  ☐ Meeting a Required Set Aside  ☐ Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.
# Lake Jackson Manor

**Basic Development Information**

| Site Address: 100 Garland | Development #: 04206 |
| City: Lake Jackson | Credits Requested: $409,155 |
| County: Brazoria | Population Served: E |
| Zip Code: 77566 | Set Asides: □ At-Risk □ Nonprofit |
| Region: 6 | Allocation: U/E |
| Owner/Employee Units: 0 | USDA Purpose / Activity: NC |

**Unit Information**

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**Owner and Development Team**

- **Owner:** Artisan/American Corp.
- **Developer:** Artisan/American Corp.
- **Housing GC:** Inland General Construction Co.
- **Architect:** JRM Architects, Inc.
- **Market Analyst:** O'Connor & Associates
- **Syndicator:** N/A
- **Supp Services:** Child & Adult Development Center
- **App Consultant:** N/A

**Public Comment Summary**

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Kyle Janek, District 17 (NC) Points: 0 US Sen.: NC
  - **TX Representative:** Dennis Bonnen, District 25 (NC) Points: 0 US Rep.: NC

- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** John Willy, County Judge, S
  - **Resolution of Support from Local Government:** ☐

- **Individuals/Businesses:**
  - **In Support:** 4
  - **In Opposition:** 0

- **Neighborhood Input:**
  - **Neighborhood Centers Inc., No Contact**
    - Letter Score: NA S or O: S
    - The organization supports this development because it will fulfill a need in the community for affordable housing.
  - **American Red Cross, Toni Hodges**
    - Letter Score: NA S or O: S
    - The organization supports this development because it will fulfill a need in the community for affordable housing.

**General Summary of Comment:**

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

**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

- **Score:** 150
- **Meeting a Required Set Aside:** ☐
- **Meeting the Regional Allocation:** ☐

**Explanation:** Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Westview Place

BASIC DEVELOPMENT INFORMATION
Site Address: Westview Blvd and Montgomery Park Blvd.  Development #: 04210
City: Conroe  Region: 6  Credits Requested: $228,852
County: Montgomery  Zip Code: 77304  Population Served: F
Set Asides: ☜ At-Risk ☑ Nonprofit Allocation: U/E ☐ USDA Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM
Owner: Westview Place, Ltd.
Emanuel Glockzin - Phone: (979) 846-8878

Developer: Emanuel H. Glockzin, Jr.
Housing GC: Brazos Valley Construction, Inc.
Architect: Myriad Designs, Inc.
Market Analyst: J. Mikeska & Company
Syndicator: Boston Capital Holdings LLC
Supp Services: Affordable Caring Housing, Inc.
App Consultant:N/A

UNIT INFORMATION
Eff 1 BR 2 BR 3 BR 4BR+
0 8 16 12 0
30% 40% 50% 60%
0 4 7 17

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

State/Federal Officials with Jurisdiction:
TX Senator: Todd Staples, District 3  NC Points: 0  US Rep.: NC
TX Representative: Ruben Hope, District 16  S Points: 3  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Carter Moore, Mayor, S  Resolution of Support from Local Government ☑
Alan B. Sadler, County Judge, S  Nancy Mikeska, Director County CD, S
Mike Meador, Commissioner Precinct 1, Willis, S  Joanne Callahan, County Housing Authority, S
Individuals/Businesses  In Support: 2  In Opposition: 0

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

General Summary of Comment:
There was support from officials and non-officials. There was a letter of support from the City Council. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
☑ Score: 148  ☑ Meeting a Required Set Aside ☐ Meeting the Regional Allocation

Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Arbors at Rose Park

BASIC DEVELOPMENT INFORMATION

Site Address: 2702 South 7th Street
City: Abilene
County: Taylor
Zip Code: 79605
Development #: 04211
Credits Requested: $542,577

OWNER AND DEVELOPMENT TEAM

Owner: Abilene DMA Housing, L.P.
Diana McIver - Phone: (512) 328-3232
Developer: DMA Development Company, LLC
Housing GC: Global Construction Company, LLC
Architect: Chiles Architects Inc.
Market Analyst: Integra Realty Resources
Syndicator: Related Capital Company
Supp Services: N/A
App Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 64 16 0 0
3 7 18 44

SET ASIDES:
□ At-Risk □ Nonprofit Allocation: U/E □ USDA Purpose / Activity: NC

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 ☐ Points: 3 US Rep.: NC
TX Representative: Bob Hunter, District 71 ☐ Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Grady Barr, Mayor, S Resolution of Support from Local Government ☐

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

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

Abilene Neighborhood in Progress, Odis Dolton Letter Score: NA S or O: ☐

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive and the developer is qualified.

General Summary of Comment:

There was support from officials. There was no opposition.

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

☐ Score: 133 ☐ Meeting a Required Set Aside ☐ Meeting the Regional Allocation

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Village at Forest Grove

BASIC DEVELOPMENT INFORMATION
Site Address: 1000 Block of Richardson Road
City: Mount Pleasant Region: 4 Credits Requested: $540,697
County: Titus Zip Code: 75455 Population Served: F
Set Asides: □ At-Risk □ Nonprofit Allocation: R □ USDA Purpose / Activity: NC
Set Asides: □ At-Risk □ Nonprofit Allocation: R □ USDA Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM
Owner: BETCO Forest Grove, L.P.
Eric Hartzell - Phone: (512) 567-2920
Developer: BETCO Development Company, Inc.
Housing GC: Global Construction Company, LLC
Architect: Chiles Architects Inc.
Market Analyst: Integra Realty Resources
Syndicator: Apollo Housing Capital
App Consultant: N/A

UNIT INFORMATION
Eff 1 BR 2 BR 3 BR 4 BR+
0 16 32 24 0
30% 40% 50% 60%
3 3 18 40
Total LI Units: 64
Market Rate Units: 8
Owner/Employee Units: 0
Total Project Units: 72

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

State/Federal Officials with Jurisdiction:
TX Senator: Kevin Eltife, District 1 NC Points: 0 US Rep.: NC
TX Representative: Mark Homer, District 3 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC

Resolution of Support from Local Government: □

Individuals/Businesses In Support: 0 In Opposition: 0

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

Mount Pleasant Habitat For Humanity, Thomas Nuchols Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing. Additionally, the organization believes the location is ideal in terms of proximity to schools, etc., the planned amenities appear beneficial and the architectural design is attractive.

Shelter Agencies for Families in East Texas, Inc., Carol Gresham Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive and the developer is qualified.

General Summary of Comment:
There was support from two neighborhood organizations.
| RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON: |
|---------------------------------|---------------------------------|---------------------------------|
| ☐ Score: 131                   | ☐ Meeting a Required Set Aside  | ☐ Meeting the Regional Allocation|

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Village at Morningstar

BASIC DEVELOPMENT INFORMATION

Site Address: 3401 Magnolia Avenue
City: Texas City
County: Galveston
Total Project Units: 100

Development #: 04213
Credits Requested: $537,331
Population Served: E
Purpose / Activity: NC

UNIT INFORMATION

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Owner: Texas City DMA Housing, L.P.
Diana McIver - Phone: (512) 328-3232

Developer: DMA Development Company, LLC
Housing GC: Global Construction Company, LLC
Architect: N/A
Market Analyst: O'Connor & Associates
Syndicator: Related Capital Company
Owner: Texas City DMA Housing, L.P.
App Consultant: N/A

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Mike Jackson, District 11 S Points: 3 US Rep.: NC
TX Representative: Craig Eiland, District 23 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: James D. Yarbrough, County Judge, S Resolution of Support from Local Government

Individuals/Businesses In Support: 3 In Opposition: 0

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

Texas City - LA Marque Chamber of Commerce, Jimmy Hayley Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the planned amenities are beneficial and the developer is qualified.

Retired American Persons of Texas City, Bonnie Arnald Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the planned amenities are beneficial and the developer is qualified.

Texas City Habitat for Humanity, Robert W. Greeley Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the location is ideal, the design will benefit residents, and the developer is qualified.

General Summary of Comment:
There was support from officials and non-officials. There were no letters of opposition. There was a Resolution of Support from the City Commission. There were three letters of support from neighborhood organizations.

6/19/2004 12:14 PM
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**Explanation:** Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Las Villas de Magnolia

BASIC DEVELOPMENT INFORMATION

Site Address: 7123 Capitol Street
City: Houston
County: Harris
Total Project Units: 116
Development #: 04214
Credits Requested: $681,856
Population Served: E
Purpose / Activity: NC

Set Asides: At-Risk
Nonprofit
Allocation: U/E

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 104 12 0 0
30% 40% 50% 60%
4 11 89 0

Owner/Employee Units: 0
Total LI Units: 104
Market Rate Units: 12
Owner/Employee Units: 0
Total Project Units: 116

OWNER AND DEVELOPMENT TEAM

Owner: Las Villas de Magnolia, LP
Rogelio Santos - Phone: (713) 923-5433
Developer: AAMA Community Development Corp.
Housing GC: Global Construction Company
Architect: Flores Architects
Market Analyst: Integra Realty Resources
Syndicator: Related Capital Company
Supp Services: N/A
App Consultant: Diana McIver & Associates

UNIT INFORMATION

Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM

Owner: Las Villas de Magnolia, LP
Rogelio Santos - Phone: (713) 923-5433
Developer: AAMA Community Development Corp.
Housing GC: Global Construction Company
Architect: Flores Architects
Market Analyst: Integra Realty Resources
Syndicator: Related Capital Company
Supp Services: N/A
App Consultant: Diana McIver & Associates

UNIT INFORMATION

Purpose / Activity: NC

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6 Points: 3 US Rep.: NC
TX Representative: Joe Moreno, District 143 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Bill White, Mayor, S Resolution of Support from Local Government
Carol Alvarado, City Council Member District 1, S
Victor Trevino, County Constable Precinct 6, S

Individuals/Businesses In Support: 11 In Opposition: 0

Neighborhood Input:

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

Houston East Chamber of Commerce, Diane Lipton
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

Immaculate Conception Catholic Church, Kevin Collins
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

De Madres a Madres, Inc., Sylvia Castillo
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the location is ideal, the architectural design is attractive, and the developer is qualified.
Northside Redevelopment Center, Rodrigo Gonzalez  
Letter Score: NA  S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

National Hispanic Council on Aging, Veronica Garza  
Letter Score: NA  S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Centro Aztlan de Servicios Sociales, Edward Castillo  
Letter Score: NA  S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Tejano Center for Community Concerns, Richard Farias  
Letter Score: NA  S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Greater East End Management District, Mary Hansen  
Letter Score: NA  S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Local Council 643, Lucy Reyna  
Letter Score: NA  S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization is pleased with the developer's track record.

LULAC - Houston District VIII, Sylvia Gonzalez  
Letter Score: NA  S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

**General Summary of Comment:**  
There was broad support from officials and non-officials alike. There were no letters of opposition.

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

- [ ] Score: 118  
- [ ] Meeting a Required Set Aside  
- [ ] Meeting the Regional Allocation  

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Thomas Ninke Senior Village

**Site Address:** 1900 Block of Lova Drive
**City:** Victoria
**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Ken Armbrister, District 18
  - Points: 3
  - US Rep.: NC
- **TX Representative:** Geanie W. Morrison, District 30
  - Points: 3
  - US Senator: NC

**Owner:** Thomas Ninke Senior Village, L.P.
- Debbie Gillespie - Phone: (361) 575-3682
**Developer:** Victoria Affordable Housing Corp. No.2
**Housing GC:** N/A
**Architect:** Chiles Architects Inc.
**Market Analyst:** O'Connor & Associates
**Syndicator:** Apollo Housing Capital, LLC
**Supp Services:** N/A
**App Consultant:** Diana McIver & Associates, Inc.

**Basic Development Information**
- Development #: 04216
- Credits Requested: $439,626
- Population Served: E

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**Unit Information**
- Total LI Units: 76
- Market Rate Units: 4
- Owner/Employee Units: 0
- Total Project Units: 80

**Public Comment Summary**

**Guide:** “O” = Oppose, “S” = Support, “N” = Neutral, “NC” or Blank = No comment

**Individuals/Businesses**
- In Support: 1
- In Opposition: 0

**Neighborhood Input:**
- LOVA III Neighborhood Watch, Frank Flores
  - Letter Score: 12
  - S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

- Victoria Chamber of Commerce, Phyllis Hunt
  - Letter Score: NA
  - S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.

- Victoria North Side Rotary, Kent Grier
  - Letter Score: NA
  - S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.
Victoria County Senior Citizens Association, Inc., Yvonne M. Smith  
Letter Score: NA  S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.

Kiwanis Club of Victoria, Jamie Brown  
Letter Score: NA  S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

**General Summary of Comment:**

There was support from officials and non-officials alike. There were no letters of opposition. There was a Resolution of Support from the City Council of Victoria.

---

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

- Score: 155
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
### BASIC DEVELOPMENT INFORMATION

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<thead>
<tr>
<th>Site Address:</th>
<th>500 S. Sequin Rd.</th>
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<tbody>
<tr>
<td>City:</td>
<td>Converse</td>
</tr>
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<td>County:</td>
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<td>Purpose / Activity:</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** Converse Village, LP
- **Developer:** Converse Protech 113, LP
- **Housing GC:** ICI Construction, Inc.
- **Architect:** Chiles Architects Inc.
- **Market Analyst:** Apartment Market Data
- **Syndicator:** Paramount Financial Group
- **Supp Services:** N/A
- **App Consultant:** N/A

### UNIT INFORMATION

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- **Total LI Units:** 80
- **Market Rate Units:** 20
- **Owner/Employee Units:** 0
- **Total Project Units:** 100

### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Judith Zaffirini, District 21
- **Points:** NC Points: 0
- **US Rep.:** Ciro Rodriguez, Dist. 28, S
- **Points:** NC Points: 0
- **US Senator:** NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** Mayor, Craig Martin, Mayor, S
- **Resolution of Support from Local Government:**
- **Nelson W. Wolff,** County Judge, NA
- **Carlos I. Uresti,** TX Rep., Dist. 118, S

### Neighborhood Input:

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

- **Converse Lions Club, Dan O’Connor**
  - Letter Score: NA
  - S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities and supportive services planned for residents in the development will be very beneficial. Also, the location is ideal in terms of proximity to schools, a library, and principal transportation corridors.

- **Neighborhood Housing Services of San Antonio, Inc, Robert Jordan**
  - Letter Score: NA
  - S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities planned for the development will be beneficial for residents.

- **Habitat for Humanity of San Antonio, Dennis Beehold**
  - Letter Score: NA
  - S or O: S
  - The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents will be very beneficial, and that the location near schools and a library is also a plus.
General Summary of Comment:
There was support from officials and one letter of support from non-officials. There was support from three neighborhood organizations. There were no letters of opposition.

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

- Score: 145
- Meeting a Required Set Aside
- Meeting the Regional Allocation

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Primrose at Highland

**BASIC DEVELOPMENT INFORMATION**

| Site Address: 2100 Block of Highland Avenue | Development #: 04222 |
| City: Dallas | Region: 3 |
| County: Dallas | Zip Code: 75228 |
| Credits Requested: $935,153 |
| Population Served: E |
| Set Asides: □ At-Risk ✓ Nonprofit Allocation: U/E □ USDA |

**OWNER AND DEVELOPMENT TEAM**

Owner: TX Tenison Housing, L.P.

Developer: Housing Services Incorporated

Housing GC: Affordable Housing Construction

Architect: Beeler, Guest, and Owens Architects

Market Analyst: Apartment Market Data

Syndicator: Paramount Financial Group

Supp Services: Housing Services of Texas

App Consultant: N/A

**UNIT INFORMATION**

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**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Royce West, District 23 Points: 3 US Rep.: NC

TX Representative: Bill Keffler, District 107 Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government ✓

Individuals/Businesses In Support: 3 In Opposition: 0

**Neighborhood Input:**

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

Ferguson Road Initiative, Vikki Martin Letter Score: 12 S or O: S

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

Highland on the Creek Owners Association, Nita Bridwell Letter Score: NA S or O: S

The organization expresses a general statement of support for the development.

**General Summary of Comment:**

There was support from officials and non-officials alike. There was a Resolution of Support from the City Council of Dallas.

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

✓ Score: 137 □ Meeting a Required Set Aside □ Meeting the Regional Allocation

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

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<td>County: Harris</td>
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<td>Zip Code: 77078</td>
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Set Asides: □ At-Risk □ Nonprofit Allocation: U/E □ USDA Purpose / Activity: NC


OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner: TX Commons of Grace, LP</th>
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<tr>
<td>Deepak Sulakhe - Phone: (214) 891-7862</td>
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Developer: Pleasant Hill Community Development
Housing GC: Affordable Housing Construction
Architect: Beeler, Guest, and Owens Architects
Market Analyst: Apartment Market Data
Syndicator: Paramount Financial Group
Supp Services: Housing Services of Texas
App Consultant: Southwest Housing Development

UNIT INFORMATION

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Total LI Units: 86
Market Rate Units: 22
Owner/Employee Units: 0
Total Project Units: 108

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Mario Gallegos, Jr., District 6 [S Points: 3] US Rep.: Gene Green, Dist.29, S
TX Representative: Senfronia Thompson, District 141 [S Points: 3] US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Bill White, Mayor, S
Resolution of Support from Local Government
El Franco Lee, County Commissioner, Pct. 1, S
Gordon Quan, City Council Member, at large, S
Carol Mims Galloway, City Council Member, Dist. B, S
Ronald C. Green, City Council Member, at large, S

Individuals/Businesses
In Support: 17
In Opposition: 0

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

East Houston / Settegast Super Neighborhood Council, Joyce Willis
Letter Score: 0 S or O: O
The organization is opposed to the development because the developer did not adequately communicate during the planning process. The organization states that the developer did not notify the organization about the proposed development and was not forthcoming about the transitional-resident aspect of the project.

Glenwood Forest Civic Club, Carolyn Williams
Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization is pleased with the developer’s track record.

Greater Houston Development, Inc., Robin Curtis
Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization is pleased with the developer’s track record.
Score: 140

Meeting a Required Set Aside

Meeting the Regional Allocation

Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Arbor Cove

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 2805 Fordyce Avenue
- **City:** Donna
- **County:** Hidalgo
- **Zip Code:** 78537
- **Total Project Units:** 120
- **Development #:** 04226
- **Credits Requested:** $1,152,552
- **Population Served:** F
- **Allocation:** R

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Arbor Cove, Ltd.
- **Developer:** CDHM Group, LLC
- **Housing GC:** Charter Builders
- **Architect:** L.K. Travis & Associates, Inc.
- **Market Analyst:** Apartment Market Data
- **Syndicator:** PNC Multifamily Capital
- **Supp Services:** N/A
- **App Consultant:** N/A

**UNIT INFORMATION**

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- **Total LI Units:** 108
- **Market Rate Units:** 12
- **Owner/Employee Units:** 0
- **Total Project Units:** 120

**PUBLIC COMMENT SUMMARY**

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Eddie Lucio, Jr., District 27
- **Points:** 3
- **US Rep.:** NC
- **TX Representative:** Miguel David Wise, District 39
- **Points:** 3
- **US Senator:** NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** Ricardo L. Morales, Mayor, S
- **Resolution of Support from Local Government:**
  - **Ramon Garcia, County Judge, S:**

**Individuals/Businesses**

- **In Support:** 0
- **In Opposition:** 1166

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and overwhelming opposition from non-officials.

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

- **Score:** 148
- **Meeting a Required Set Aside:**
- **Meeting the Regional Allocation:**

**Explanation:** Not Recommended: On a tie with 04258, this application has a higher credit per net rentable square foot calculation, therefore the allocation goes to 04258.
# Stone Hearst

## BASIC DEVELOPMENT INFORMATION

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<th>Site Address:</th>
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<td>County:</td>
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<td>Region:</td>
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<td>Developer:</td>
<td>Eastern Marketing, Inc.</td>
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<td>Housing GC:</td>
<td>Charter Contractors, Inc.</td>
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<td>Architect:</td>
<td>Cross Architects, PLLC</td>
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<td>Market Analyst:</td>
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<td>Syndicator:</td>
<td>MMA Financial, LLC</td>
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<td>Supp Services:</td>
<td>Tejas Affordable Housing, Inc.</td>
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## OWNER AND DEVELOPMENT TEAM

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<td>R.J. Collins - Phone:</td>
<td>(512) 249-6240</td>
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| Total LI Units: | 83 |
| Market Rate Units: | 21 |
| Owner/Employee Units: | 0  |
| Total Project Units: | 104 |

## PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Tommy Williams, District 4 [S Points: 3] US Rep.: NC
- **TX Representative:** Joe Deshotel, District 22 [S Points: 3] US Senator: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** Evelyn M. Lord, Mayor, S
- **Janet Blunt,** City Housing Manager, S
- **Rick Barrilleaux,** Chamber of Commerce, S
- **Kyle Hayes,** City Manager, S

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

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

**General Summary of Comment:**
There was broad support from officials and three letters of support from non-officials. There were no letters of opposition.

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**
- Score: 142
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Has a competitive score within its allocation type within the region.
### BASIC DEVELOPMENT INFORMATION

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### OWNER AND DEVELOPMENT TEAM

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Total LI Units: 80
Market Rate Units: 20
Owner/Employee Units: 0
Total Project Units: 100

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- TX Senator: Steve Ogden, District 5
  - Points: 3
- TX Representative: Lois Kolkhorst, District 13
  - Points: 0
- US Rep.: Jim Turner, Dist. 2, S
- US Senator: NC

**Local Officials and Other Public Officials:**
- Mayor/Judge: Karl Davidson, Mayor, S
- Kevin Evans, City Manager, S
- Steve Everett, Chairman of the Board, Chamber of Commerce, S
- Resolution of Support from Local Government

**Individuals/Businesses**
- In Support: 3
- In Opposition: 2

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

**General Summary of Comment:**
There was support from officials and non-officials alike. There were two letters of opposition from non-officials. There was a resolution of support from the city.

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**
- ☐ Score: 140
- ☐ Meeting a Required Set Aside
- ☐ Meeting the Regional Allocation

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

6/19/2004 12:14 PM
## BASIC DEVELOPMENT INFORMATION

| Site Address: 7720 Emmett Lowry Expressway | Development #: 04235 |
| City: Texas City | Region: 6 |
| County: Galveston | Zip Code: 77591 |
| Credits Requested: $754,845 | Population Served: F |

### OWNER AND DEVELOPMENT TEAM

- **Owner:** TC Emmett, L.P.  
  Manish Verma - Phone: (210) 240-8376  
- **Developer:** GMAT III Development, Ltd.  
- **Housing GC:** Galaxy Builders, LTD  
- **Architect:** Chiles Architects Inc.  
- **Market Analyst:** Apartment Market Data  
- **Syndicator:** JER Hudson Housing Capital  
- **Supp Services:** Commonwealth Housing Corporation  
- **App Consultant:** Commercial Investment Services

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<td>40%</td>
<td>50%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>0</td>
<td>21</td>
<td>35</td>
<td>84</td>
<td></td>
</tr>
</tbody>
</table>

- **Total LI Units:** 140
- **Market Rate Units:** 40
- **Owner/Employee Units:** 0
- **Total Project Units:** 180

## PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Mike Jackson, District 11  
  Points: 0  
  US Rep.: NC
- **TX Representative:** Craig Eiland, District 23  
  Points: 0  
  US Senator: NC

**Local Officials and Other Public Officials:**

<table>
<thead>
<tr>
<th>Mayor/Judge: NC</th>
<th>Resolution of Support from Local Government</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individuals/Businesses</td>
<td>In Support: 0</td>
</tr>
</tbody>
</table>

**Neighborhood Input:**

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

**General Summary of Comment:**

There were no letters of support or opposition.

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

- **Score:** 130  
- **Meeting a Required Set Aside:**  
- **Meeting the Regional Allocation:**  

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
**Crescent Rivers**  
City: Waco  
Zip Code: 76704  
County: McLennan  
Total Project Units: 180

### BASIC DEVELOPMENT INFORMATION

| Site Address | Lake Brazos Dr., West of Waco Dr. | Development #: | 04239 |
| City | Waco | Region | 8 |
| County | McLennan | Zip Code | 76704 |
| Credits Requested | $955,575 |
| Population Served | F |

Set Asides:  
- ☐ At-Risk  
- ☐ Nonprofit  

Allocation:  
- U/E  
- ☐ USDA  

Purpose / Activity: NC

### OWNER AND DEVELOPMENT TEAM

- **Owner:** WL Brazos L.P.  
  - Manish Verma - Phone: (210) 240-8376  
- **Developer:** GMAT III Development, Ltd.  
- **Housing GC:** Galaxy Builders, LTD  
- **Architect:** Chiles Architects Inc.  
- **Market Analyst:** Apartment Market Data  
- **Syndicator:** JER Hudson Housing Capital  
- **Supp Services:** Waco Public Facility Corporation  
- **App Consultant:** Commercial Investment Services

### UNIT INFORMATION

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Eff</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR+</th>
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</thead>
<tbody>
<tr>
<td>Owner/Employee Units</td>
<td>0</td>
<td></td>
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<tr>
<td>Credits Requested</td>
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<td>Purpose / Activity</td>
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<td></td>
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</tr>
</tbody>
</table>

### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**  
- TX Senator: Kip Averitt, District 22  
  - NC Points: 0  
  - US Rep.: NC  
- TX Representative: John Mabry, District 56  
  - NC Points: 0  
  - US Senator: NC

**Resolution of Support from Local Government:**  
- Mayor/Judge: Mae J. Jackson, City Manager, O  
- H.G. Bert Lumbreras, Assistant City Manager, O

**Individuals/Businesses **  
- In Support: 0  
- In Opposition: 25

**Neighborhood Input:**

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

**General Summary of Comment:**  
There were two letters of opposition from officials and broad opposition from non-officials.

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

- ☐ Score: 123  
- ☐ Meeting a Required Set Aside  
- ☐ Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
## Deer Creek Apartments

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>West Ellis Street &amp; Martin Luther King</th>
<th>Development #:</th>
<th>04240</th>
</tr>
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<tbody>
<tr>
<td>City:</td>
<td>Levelland</td>
<td>Credits Requested:</td>
<td>$454,573</td>
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<tr>
<td>County:</td>
<td>Hockley</td>
<td>Population Served:</td>
<td>F</td>
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<td>Set Asides:</td>
<td>-</td>
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<td>Region:</td>
<td>1</td>
<td>Allocation:</td>
<td>R</td>
</tr>
<tr>
<td>Region:</td>
<td>1</td>
<td>Purpose / Activity:</td>
<td>NC</td>
</tr>
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</table>

### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner:</th>
<th>Deer Creek Apartments, LP</th>
<th>Developer:</th>
<th>Zimmerman Properties, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>Zimmerman Properties - Phone: (417) 883-1632</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing GC:</td>
<td>Zimmerman Properties Construction</td>
<td></td>
<td></td>
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<tr>
<td>Architect:</td>
<td>Parker &amp; Associates</td>
<td></td>
<td></td>
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<tr>
<td>Market Analyst:</td>
<td>Apartment Market Data</td>
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<tr>
<td>Sydicator:</td>
<td>Related Capital Company</td>
<td></td>
<td></td>
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<tr>
<td>Supp Services:</td>
<td>Texas Interfaith Housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>App Consultant:</td>
<td>N/A</td>
<td></td>
<td></td>
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### UNIT INFORMATION

<table>
<thead>
<tr>
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<th>3 BR</th>
<th>4 BR+</th>
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<tr>
<td>30%</td>
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<td>50%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>0</td>
<td>5</td>
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<td>49</td>
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</table>

<table>
<thead>
<tr>
<th>Credits Requested:</th>
<th>$454,573</th>
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</thead>
</table>

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:

- **TX Senator:** Robert Duncan, District 28  
  - Points: 3  
  - US Sen.: NC
- **TX Representative:** Delwin Jones, District 83  
  - Points: 3  
  - US Rep.: NC

#### Local Officials and Other Public Officials:

- **Mayor/Judge:** NC  
  - Resolution of Support from Local Government: No

#### Individuals/Businesses

- In Support: 0  
  - In Opposition: 0

#### Neighborhood Input:

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

### General Summary of Comment:

There was minimal support from officials. There were no letters of opposition.

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

- **Score:** 134
- **Meeting a Required Set Aside:** No  
  - Meeting the Regional Allocation: No

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Anson Park II

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | 3102 Old Anson Road |
| City: | Abilene |
| County: | Taylor |
| Zip Code: | 79603 |
| Region: | 2 |
| Credits Requested: | $535,250 |
| Population Served: | F |
| Purpose / Activity: | NC |
| Total Project Units: | 80 |

**OWNER AND DEVELOPMENT TEAM**

- Owner: Anson Park II Limited Partnership
- Developer: Tejas Housing & Development, Inc.
- Housing GC: Charter Contractors, Inc.
- Architect: L.K. Travis & Associates
- Market Analyst: Novogradac & Company
- Syndicator: MMA Financial, LLC
- Supp Services: Tejas Affordable Housing, Inc.
- App Consultant: N/A

**UNIT INFORMATION**

<table>
<thead>
<tr>
<th>Eff</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR+</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>16</td>
<td>36</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

- Total LI Units: 64
- Market Rate Units: 16
- Owner/Employee Units: 0
- Total Project Units: 80

**PUBLIC COMMENT SUMMARY**

| State/Federal Officials with Jurisdiction: |
| TX Senator: Troy Fraser, District 24 | Points: 3 | US Rep.: NC |
| TX Representative: Bob Hunter, District 71 | Points: 3 | US Senator: NC |

| Local Officials and Other Public Officials: |
| Mayor/Judge: Grady Barr, Mayor of Abilene, S | Resolution of Support from Local Government |
| George A. Newman, County Judge, S | Vicky Smedley, Director and Business Development, Abilene Chamber of Commerce, S |

| Individuals/Businesses | In Support: 1 | In Opposition: 0 |

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

Northwest Abilene Community Organization, Ezequiel Pecina
Letter Score: 1 S or O: S
The organization expresses a general statement of support for the development.

| General Summary of Comment: |
| There was broad support from officials and one letter of support from a non-official. There were no letters of opposition. |

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

- Score: 143
- Meeting a Required Set Aside
- Meeting the Regional Allocation

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

## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>State HWY-155, South of N. Loop 256</th>
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</thead>
<tbody>
<tr>
<td>City:</td>
<td>Palestine</td>
</tr>
<tr>
<td>Region:</td>
<td>4</td>
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<tr>
<td>County:</td>
<td>Anderson</td>
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<tr>
<td>Zip Code:</td>
<td>75803</td>
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<tr>
<td>Set Asides:</td>
<td>At-Risk</td>
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<tr>
<td>Credits Requested:</td>
<td>$556,158</td>
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<tr>
<td>Population Served:</td>
<td>F</td>
</tr>
<tr>
<td>Purpose / Activity:</td>
<td>NC</td>
</tr>
</tbody>
</table>

## OWNER AND DEVELOPMENT TEAM

| Owner:          | Hampton Chase Apartments, LP        |
| Developer:      | Zimmerman Properties, LLC          |
| Housing GC:     | Zimmerman Properties Construction  |
| Architect:      | Parker & Associates                |
| Market Analyst: | Apartment Market Data              |
| Syndicator:     | Related Capital Company            |
| Supp Services:  | Texas Interfaith Housing           |
| App Consultant: | N/A                                 |

## UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4BR+</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>20</td>
<td>31</td>
<td>24</td>
<td>0</td>
</tr>
</tbody>
</table>

| Credits Requested: | $556,158 |
| Purpose / Activity: | NC       |

## PUBLIC COMMENT SUMMARY

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

### State/Federal Officials with Jurisdiction:
- **TX Senator:** Todd Staples, District 3
- **US Rep.:** NC
- **TX Representative:** Byron Cook, District 8
- **US Senator:** NC

### Local Officials and Other Public Officials:
- **Mayor/Judge:** George J. Foss, Mayor, S
- **Resolution of Support from Local Government:** Yes

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

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

### General Summary of Comment:
There was support from officials. There were no letters of opposition. There was a Resolution of Support from the City Council.

### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
- **Score:** 134
- **Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**Housing Tax Credit Program - 2004 Application Cycle**

**June Board Summary - Development Information and Public Input Summary**

**Camden Crossing Apartments**

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>NE Corner of North Avenue D &amp; Stewart St.</th>
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</thead>
<tbody>
<tr>
<td>City:</td>
<td>Brownfield</td>
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<tr>
<td>Region:</td>
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<tr>
<td>County:</td>
<td>Terry</td>
</tr>
<tr>
<td>Zip Code:</td>
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<tr>
<td>Development #:</td>
<td>04244</td>
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<td>Credits Requested:</td>
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<td>Population Served:</td>
<td>F</td>
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<tr>
<td>Purpose / Activity:</td>
<td>NC</td>
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</tbody>
</table>

**Set Asides:**
- At-Risk
- Nonprofit

**Allocation:**
- R
- USDA

**Set Asides:**
- At-Risk
- Nonprofit

**Allocation:**
- R
- USDA

### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner:</th>
<th>Camden Crossing Apartments, LP</th>
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</thead>
<tbody>
<tr>
<td>Developer:</td>
<td>Zimmerman Properties, LLC</td>
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<tr>
<td>Housing GC:</td>
<td>Zimmerman Properties Construction</td>
</tr>
<tr>
<td>Architect:</td>
<td>Parker &amp; Associates</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>Apartment Market Data</td>
</tr>
<tr>
<td>Sydicator:</td>
<td>Related Capital Company</td>
</tr>
<tr>
<td>Supp Services:</td>
<td>Texas Interfaith Housing</td>
</tr>
<tr>
<td>App Consultant:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
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<td>0</td>
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<td>9</td>
<td>47</td>
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</tr>
</tbody>
</table>

**Owner/Employee Units:**
- 1

**Total LI Units:**
- 63

**Market Rate Units:**
- 0

**Owner/Employee Units:**
- 1

**Total Project Units:**
- 63

### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**
- TX Senator: Robert Duncan, District 28 [S] Points: 3 [US Rep.: NC]
- TX Representative: Pete Laney, District 85 [NC] Points: 0 [US Senator: NC]

**Local Officials and Other Public Officials:**
- Mayor/Judge: Nancy Wade, Mayor, Brownfield, S
- Resolution of Support from Local Government [x]

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

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

**General Summary of Comment:**
There was minimal support from officials. There were no letters of opposition.

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

- Score: 129
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
# Wildwood Trails Apartments

**City:** Brownwood  
**Zip Code:** 76801  
**County:** Brown  
**Total Project Units:** 75  
**Owner:** Wildwood Trails Apartments, LP  
**Developer:** Zimmerman Properties, LLC  
**Housing GC:** Zimmerman Properties Construction  
**Architect:** Parker & Associates  
**Market Analyst:** Apartment Market Data  
**Supp Services:** Texas Interfaith Housing  
**Syndicator:** Related Capital Company  
**App Consultant:** N/A  
**Site Address:** McClain & Looney Street  
**Region:** 2  
**Credits Requested:** $558,403  
**Population Served:** F  
**Allocation:** R  
**Purpose / Activity:** NC

### Basic Development Information

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<tr>
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<th>4 BR+</th>
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</thead>
<tbody>
<tr>
<td>0</td>
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<td>31</td>
<td>24</td>
<td>0</td>
</tr>
</tbody>
</table>

### Owner and Development Team

- **Owner:** Wildwood Trails Apartments, LP  
  Justin Zimmerman - Phone: (417) 883-1632  
- **Developer:** Zimmerman Properties, LLC  
- **Housing GC:** Zimmerman Properties Construction  
- **Architect:** Parker & Associates  
- **Market Analyst:** Apartment Market Data  
- **Syndicator:** Related Capital Company  
- **Supp Services:** Texas Interfaith Housing  
- **App Consultant:** N/A

### Unit Information

- **Total LI Units:** 75  
- **Market Rate Units:** 0  
- **Owner/Employee Units:** 0  
- **Total Project Units:** 75

### Public Comment Summary

- **State/Federal Officials with Jurisdiction:**  
  - **TX Senator:** Jim Keffer, District 60  
  - **TX Representative:** Troy Fraser, District 24  
  - **US Senator:** NC  
  - **US Rep.:** NC  
  - **Points:** 3  
  - **Resolution of Support from Local Government:** Yes

- **Local Officials and Other Public Officials:**  
  - **Mayor/Judge:** Bert V. Massey, Mayor, S
  - **In Support:** 2  
  - **In Opposition:** 0

- **Individuals/Businesses:**

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

- **General Summary of Comment:**  
  There was support from officials and minimal support from non-officials. There were no letters of opposition. There was a Resolution of Support from the City Council of Brownwood.

### Recommendation by the Executive Award and Review Advisory Committee

- **Score:** 133  
- **Meeting a Required Set Aside:** No  
- **Meeting the Regional Allocation:** No

**Explanation:** Not Recommended: On a tie with 04173, this application has a higher credit per net rentable square foot calculation, therefore the allocation goes to 04173.
# Hawthorne Hills Apartments

## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #: 04247</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand Avenue &amp; Crawford St.</td>
<td></td>
</tr>
<tr>
<td>City: Marshall</td>
<td>Region: 4</td>
</tr>
<tr>
<td>County: Harrison</td>
<td>Zip Code: 75670</td>
</tr>
<tr>
<td>Set Asides: □ At-Risk</td>
<td>Population Served: F</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
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</table>

**Credits Requested:** $455,467  
**Purpose / Activity:** NC


## OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner: Hawthorne Hills Apartments, LP</th>
<th>Owner/Employee Units: 1</th>
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</thead>
<tbody>
<tr>
<td>Justin Zimmerman - Phone: (417) 883-1632</td>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Developer: Zimmerman Properties, LLC</th>
<th>Eff 1 BR 2 BR 3 BR 4BR+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing GC: Zimmerman Properties Construction</td>
<td>0 24 23 16 0</td>
</tr>
<tr>
<td>Architect: Parker &amp; Associates</td>
<td>30% 40% 50% 60%</td>
</tr>
<tr>
<td>Market Analyst: Apartment Market Data</td>
<td>Total LI Units: 63</td>
</tr>
<tr>
<td>Supp Services: Texas Interfaith Housing</td>
<td>Market Rate Units: 0</td>
</tr>
<tr>
<td>App Consultant: N/A</td>
<td>Owner/Employee Units: 1</td>
</tr>
<tr>
<td></td>
<td>Total Project Units: 63</td>
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</table>

## UNIT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #: 04247</th>
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<tbody>
<tr>
<td>Grand Avenue &amp; Crawford St.</td>
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<tr>
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<td>Region: 4</td>
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<tr>
<td>County: Harrison</td>
<td>Zip Code: 75670</td>
</tr>
<tr>
<td>Set Asides: □ At-Risk</td>
<td>Population Served: F</td>
</tr>
<tr>
<td></td>
<td></td>
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</table>

**Credits Requested:** $455,467  
**Purpose / Activity:** NC


## PUBLIC COMMENT SUMMARY

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

### State/Federal Officials with Jurisdiction:

- **TX Senator:** Kevin Eltife, District 1  
  Points: 3  
  US Rep.: NC

- **TX Representative:** Bryan Hughes, District 5  
  Points: 3  
  US Senator: NC

### Local Officials and Other Public Officials:

- **Mayor/Judge:** Ed Smith, Mayor, S  
  Resolution of Support from Local Government: □

### Individuals/Businesses

- In Support: 0  
- In Opposition: 0

### Neighborhood Input:

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

### General Summary of Comment:

There was support from officials. There were no letters of opposition.

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

- Score: 144  
- Meeting a Required Set Aside: □
- Meeting the Regional Allocation: □

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Knollwood Heights Apartments

### BASIC DEVELOPMENT INFORMATION

| Site Address: NE corner of MLK Blvd & West Mercy Dr. | Development #: 04250 |
| City: Big Spring | Region: 12 |
| County: Howard | Zip Code: 79720 |
| Credits Requested: $457,678 | Population Served: F |
| Set Asides: At-Risk | Nonprofit | USDA Purpose / Activity: NC |

Set Asides: At-Risk [ ] Nonprofit [ ] USDA [ ] Purpose / Activity: NC

### OWNER AND DEVELOPMENT TEAM

| Owner: Knollwood Heights Apartments, LP | Developer: Zimmerman Properties, LLC |
| Justin Zimmerman - Phone: (417) 883-1632 | Housing GC: Zimmerman Properties Construction |
| Architect: Parker & Associates | Market Analyst: Apartment Market Data |
| Syndicator: Related Capital Company | Supp Services: Texas Interfaith Housing |
| App Consultant: N/A |

### UNIT INFORMATION

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Total LI Units: 63
Market Rate Units: 0
Owner/Employee Units: 1
Total Project Units: 64

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**

| TX Senator: Kel Seliger, District 31 |
| Points: 0 | US Rep.: NC |
| TX Representative: Pete Laney, District 85 |
| Points: 3 | US Senator: NC |

**Local Officials and Other Public Officials:**

| Mayor/Judge: Russ McEwen, Mayor, S |
| Resolution of Support from Local Government: |
| Ben Lockhart, County Judge, O |

**Individuals/Businesses In Support:** 0  In Opposition: 4

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials. There was one letter of opposition from an official and minimal letters of opposition from non-officials.

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

- [ ] Score: 127
- [ ] Meeting a Required Set Aside
- [ ] Meeting the Regional Allocation

**Explanation:** Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION

Housing Tax Credit Program - 2004 Application Cycle

June Board Summary - Development Information and Public Input Summary

Freeport Oaks Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: NE Corner of Avenue J & Skinner St.  Development #: 04255
City: Freeport  Region: 6  Credits Requested: $721,599
County: Brazoria  Zip Code: 77541  Population Served: F
Set Asides:  At-Risk  Nonprofit  Allocation: U/E  USDA Purpose / Activity: NC

 OWNER AND DEVELOPMENT TEAM

Owner: Freeport Oaks LP
Les Kilday - Phone: (713) 914-9400
Developer: Kilday Partners LLC
Housing GC: N/A
Architect: EDI Architects
Market Analyst: Apartment Market Data
Syndicator: MMA Financial
App Consultant: Gannon Outsourcing

UNIT INFORMATION

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Set Asides:  Population Served: F

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:
TX Senator: Kyle Janek, District 17  S  Points: 3  US Rep.: NC
TX Representative: Dennis Bonnen, District 25  S  Points: 3  US Senator: NC

Local Officials and Other Public Officials:
Resolution of Support from Local Government  

Individuals/Businesses  In Support: 8  In Opposition: 1

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

General Summary of Comment:
There was support from officials and non-officials alike. There was one letter of opposition from a non-official.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
- Score: 150  Meeting a Required Set Aside  Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Vista Del Sol-The Rudy C Perez, Sr.

### BASIC DEVELOPMENT INFORMATION

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<thead>
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<th>Development #</th>
<th>Credits Requested:</th>
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<tbody>
<tr>
<td>400 Block of SW 36th Street</td>
<td>04258</td>
<td>$700,000</td>
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<tr>
<td>City: San Antonio</td>
<td>Region: 9</td>
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<td>County: Bexar</td>
<td>Zip Code: 78237</td>
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<tr>
<td>Set Asides:</td>
<td>Owner/Employee Units: 0</td>
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<tr>
<td></td>
<td>Owner: RCP Vista Del Sol Apartments, Ltd.</td>
<td></td>
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<tr>
<td></td>
<td>Developer: American Opportunity for Housing, Inc.</td>
<td></td>
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<tr>
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<td>Housing GC: N/A</td>
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<tr>
<td></td>
<td>Architect: Brownsville Architects &amp; Planner, Inc.</td>
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<tr>
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<td>Market Analyst: Mark Temple</td>
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<td>Syndicator: MMA Financial</td>
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<td>Supp Services: American Opportunity for Housing</td>
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<td>App Consultant: N/A</td>
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<td>Purpose / Activity: NC</td>
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### OWNER AND DEVELOPMENT TEAM

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<thead>
<tr>
<th>Owner: RCP Vista Del Sol Apartments, Ltd.</th>
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<tr>
<td>David Starr - Phone: (210) 341-8097</td>
<td>0 28 52 40 0</td>
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<td>Developer: American Opportunity for Housing, Inc.</td>
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<td>Architect: Brownsville Architects &amp; Planner, Inc.</td>
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<td>Syndicator: MMA Financial</td>
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<td>App Consultant: N/A</td>
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### UNIT INFORMATION

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<th>Development #: 04258</th>
<th>Credits Requested: $700,000</th>
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<tr>
<td>Total Project Units: 120</td>
<td>Total LI Units: 96</td>
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### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:

| TX Senator: Leticia Van De Putte, District 26 | Points: 3 | US Rep.: Charles A. Gonzales, Dist. 20, S |
| TX Representative: Jose Menendez, District 124 | Points: 3 | US Senator: NC |

#### Local Officials and Other Public Officials:

| Mayor/Judge: Edward D. Garza, Mayor, S | Resolution of Support from Local Government |
| Julian Castro and Enrique Barrera, Council Members, S | Joaquin Castro, House of Reps. Dist. 125, S |
| Patti Radle, Councilwoman, Dist. 5 | Paul Elizondo, County Commissioner pct. 2, S |

#### Individuals/Businesses

| In Support: 9 | In Opposition: 0 |

#### Neighborhood Input:

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

San Antonio Community Organized For Public Service, Paul Martinez  
Letter Score: NA  S or O: S  
The organization supports this development because it will redevelop a section of blighted land that currently "attracts crime, drug dealing, and trash." Developing the land, the organization says, will help renew neighborhood pride.

Edgewood Neighborhood Association, Manuel Diaz Garza  
Letter Score: NA  S or O: S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Benitia Family Center, Carmen Sanchez  
Letter Score: NA  S or O: S  
The organization supports this development because it will fulfill a need in the city for affordable and safe housing.

6/19/2004 12:14 PM
Community Workers Council, Lucy Hall
The organization supports this development because it will fulfill a need in the community for "top rate" affordable housing. Also, the organization suggests the benefits of an increase in student enrollment at the local school district.

Macedonia Community Development Corporation, Gloria Sterling-McGill
The organization supports the development.

**General Summary of Comment:**
There was overwhelming support from officials and minimal support from non-officials. There were no letters of opposition.

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

- Score: 147
- Meeting a Required Set Aside
- Meeting the Regional Allocation

**Explanation:** Has a competitive score within the nonprofit set-aside. On a tie with 04131 within the nonprofit set-aside, this application has a lower credit per net rentable square foot calculation.
## Villa del Arroyo Apartments

**City:** Midland  
**Zip Code:** 79705  
**County:** Midland  
**Total Project Units:** 52

### Basic Development Information

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<tr>
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### Owner and Development Team

- **Owner:** Midland Villa del Arroyo, L.P.  
  
- **Developer:** Midland CDC, LLC  
  
- **Housing GC:** N/A  
  
- **Architect:** Architettura, Inc,  
  
- **Market Analyst:** Mark Temple  
  
- **Syndicator:** MMA Financial  
  
- **Supp Services:** Midland Community Development Corp.  
  
- **App Consultant:** KLT Associates, L.P.

### Unit Information

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- **Total LI Units:** 46  
- **Market Rate Units:** 6  
- **Owner/Employee Units:** 0  
- **Total Project Units:** 52

### Public Comment Summary

**State/Federal Officials with Jurisdiction:**

- TX Senator: Kel Seliger, District 31  
  
- TX Representative: Tom Craddick, District 82  
  
**Local Officials and Other Public Officials:**

- Mayor/Judge: Michael J. Canon, Mayor, S  
  
**Individuals/Businesses:**

- In Support: 1  
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from an official and non-official alike. There were no letters of opposition.

**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

- Score: 138  
- Meeting a Required Set Aside:  
- Meeting the Regional Allocation:  

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Towne Park in Fredericksburg II

**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address</th>
<th>1100 Block of S. Adams</th>
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<tr>
<td>City:</td>
<td>Fredericksburg</td>
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<td>Gillespie</td>
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<td>Total Project Units:</td>
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<td>Owner/Employee Units:</td>
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**OWNER AND DEVELOPMENT TEAM**

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<th>Owner:</th>
<th>Towne Park Fredericksburg II, L.P.</th>
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<tr>
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<td>Mark Mayfield - Phone: (830) 693-4521</td>
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<td>Developer:</td>
<td>Kilday Partners</td>
</tr>
<tr>
<td>Housing GC:</td>
<td>N/A</td>
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<td>Architect:</td>
<td>Cameron Alread Architects</td>
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<td>Apartment Market Data Research</td>
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<td>Syndicator:</td>
<td>Paramount Financial Group</td>
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<td>Supp Services:</td>
<td>Central Texas Community Housing Authority</td>
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<td>App Consultant:</td>
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**UNIT INFORMATION**

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| Total LI Units: | 39 |
| Market Rate Units: | 0 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 44 |

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

| TX Senator: Troy Fraser, District 24 | Points: 3 | US Rep.: NC |
| TX Representative: Carter Casteel, District 73 | Points: 3 | US Senator: NC |

**Local Officials and Other Public Officials:**

| Mayor/Judge: | NC |
| Resolution of Support from Local Government: | ☐ |

**Individuals/Businesses:**

| In Support: | 4 |
| In Opposition: | 0 |

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials and non-officials alike. There were no letters of opposition.

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

☑ Score: 123
☐ Meeting a Required Set Aside
☐ Meeting the Regional Allocation

**Explanation:** Has a competitive score within its allocation type within the region.
## BASIC DEVELOPMENT INFORMATION

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<th>Site Address</th>
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<tr>
<td>NE Corner of Common St. and Gruene Rd.</td>
<td>04261</td>
<td>$534,693</td>
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<td>City: New Braunfels</td>
<td>Region: 9</td>
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<tr>
<td>County: Comal</td>
<td>Zip Code: 78130</td>
<td>Population Served: E</td>
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<td>Set Asides:</td>
<td>Owner/Employee Units: 0</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** New Braunfels Gruene Oaks L.P.
  Les Kilday - Phone: (713) 914-9400
- **Developer:** Kilday Partners LLC
- **Housing GC:** N/A
- **Architect:** Cameron Alread Architects
- **Market Analyst:** Apartment Market Data Research
- **Syndicator:** Paramount Financial Group
- **Supp Services:** Central Texas Community Housing Authority
- **App Consultant:** Gannon Outsourcing

### UNIT INFORMATION

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- **Total LI Units:** 90
- **Market Rate Units:** 10
- **Owner/Employee Units:** 0
- **Total Project Units:** 100

## PUBLIC COMMENT SUMMARY

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Jeff Wentworth, District 25  
    Points: 3  
    US Rep.: NC
  - **TX Representative:** Carter Casteel, District 73  
    Points: 3  
    US Senator: NC

- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** NC  
  - **Resolution of Support from Local Government:**
  - **Individuals/Businesses**
    - Support: 7  
    - Opposition: 3

### Neighborhood Input:

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

### General Summary of Comment:

There was support from officials and non-officials. There were three letter of opposition from non-officials.

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

- **Score:** 137
- **Meeting a Required Set Aside**
- **Meeting the Regional Allocation**

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

6/19/2004 12:14 PM
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Brentwood Apartments

BASIC DEVELOPMENT INFORMATION

| Site Address: | W. Hardy. Rd. and Langwick |
| City: | Houston |
| County: | Harris |
| Zip Code: | 77060 |
| Region: | 6 |
| Credits Requested: | $799,000 |
| Development #: | 04267 |
| Purpose / Activity: | NC |

OWNER AND DEVELOPMENT TEAM

| Owner: | Langqick/Hardy, Ltd. |
| Developer: | Tasel Management Co. |
| Housing GC: | CSI |
| Architect: | Hoff Architects |
| Market Analyst: | O'Connor & Associates |
| Syndicator: | Paramount Financial Services |
| Supp Services: | Distinguished Care Services |
| App Consultant: | Capital Consultants |

UNIT INFORMATION

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| Owner/Employee Units: | 0 |
| Market Rate Units: | 0 |
| Total LI Units: | 80 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 100 |

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:

| TX Representative: | John Whitmire, District 15 |
| TX Senator: | Senfronia Thompson, District 141 |
| Points: | 3 |
| US Rep.: | Gene Green, Dist.29, S |
| US Senator: | NC |

Local Officials and Other Public Officials:

| Mayor/Judge: | NC |
| Resolution of Support from Local Government: | O |
| El Franco Lee, County Commissioner, Pct. 1, O |
| Mario Gallegos, Jr., TX Sen., S |
| Senfronia Thompson, TX Rep., S |
| John Whitmire, TX Sen., O |
| Individuals/Businesses: | In Support: 5 In Opposition: 1 |

Individuals/Businesses:

Mission Greenspoint, Cindy Butler  
Letter Score: NA  S or O: S

The organization supports this development because it will fulfill a need in the community for housing designed with seniors in mind. The organization hopes that future residents might be willing contributors to the organization's community service efforts.

Houston Center for Independent Living, Sandra Bookman  
Letter Score: NA  S or O: S

The organization supports this development because it "looks forward to providing services to the new residents, which will increase their level of independence and inclusion in the community."

Family Services of Greater Houston, Nyla K. Wood  
Letter Score: NA  S or O: S

The organization supports this development because it "looks forward to the possibility of collaborating to address the social service needs of seniors."

6/19/2004 12:14 PM
The organization opposes this development because: 1) Aldine City does not exist as an incorporated city, 2) the developer did not properly inform the community about a planning meeting, 3) "the applicant did not solicit community support from elected officials," and 4) "the application has no input from neighborhood organizations."

**General Summary of Comment:**
There were three letters of support and three letters of opposition from officials. There were five letters of support and one letter of opposition from non-officials. There was opposition from one neighborhood organization and support from three other neighborhood organizations.

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

- [ ] Score: 120
- [ ] Meeting a Required Set Aside
- [ ] Meeting the Regional Allocation

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Lansbourough Apartments

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 10050 Cullen Blvd.
- **City:** Houston
- **Region:** 6
- **Development #:** 04268
- **Credits Requested:** $1,084,983
- **Population Served:** F
- **Allocation:** U/E
- **Total Project Units:** 176
- **Set Asides:** At-Risk, Nonprofit
- **Owner:** Lansbourough Apartments, L.P.
- **Architect:** GTF Design
- **Market Analyst:** Butler Burgher and Assoc.
- **Syndicator:** Paramount Financial Group
- **Supp Services:** Beacon Endeavors
- **Owner/Employee Units:** 0
- **Credits Requested:** $1,084,983
- **Purpose / Activity:** NC

**UNIT INFORMATION**

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</table>

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Rodney Ellis, District 13
  
  - Points: 3
  - US Rep.: NC

- **TX Representative:** Al Edwards, District 146
  
  - Points: 3
  - US Senator: NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** Tim Crenwelge, Mayor, S
  
  - Resolution of Support from Local Government

- **Ada Edwards, City Council Member Dist. D, S**

**Individuals/Businesses**

- **In Support:** 0
- **In Opposition:** 0

**Neighborhood Input:**

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

**Houston Area Urban League, Inc., Sylvia Brooks**

- **Letter Score:** NA
- **S or O:** S

  The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developer's track record.

**Greater Sugar Valley Civic Club, Margaret Jenkins**

- **Letter Score:** NA
- **S or O:** S

  The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developer's track record.
Sunnyside Gardens, L.E. Chamberlain

The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developer's track record.

General Summary of Comment:
There was support from officials. There was support from three neighborhood organizations. There were no letters of opposition.

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

- Score: 127
- Meeting a Required Set Aside
- Meeting the Regional Allocation

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Essex Gardens Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 800 Columbus Road
City: Sealy
County: Austin
Set Asides: At-Risk, Nonprofit
Allocation: U/E, USDA
Population Served: F
Credits Requested: $654,654
Development #: 04270

OWNER AND DEVELOPMENT TEAM

Owner: Essex Gardens Partners, L.P.
Brian Cogburn - Phone: (713) 626-7796
Developer: Hyperion Holdings, Inc.
Housing GC: William Taylor & Company, Inc.
Architect: Thompson Nelson Group
Market Analyst: National Realty Consultants
Syndicator: MMA Financial, LLC
Supp Services: YMCA of Greater Houston
App Consultant: N/A

UNIT INFORMATION

Eff  1 BR  2 BR  3 BR  4BR+
0  28  61  47  0
30% 40% 50% 60%
12  4  27  66

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Ken Armbrister, District 18  S Points: 3 US Rep.: NC
TX Representative: Lois Kolkhorst, District 13  S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Betty Reinbeck, Mayor, S Resolution of Support from Local Government ☑
Dennis Kocich, Councilman, Place 4, S Beverly Koym, Councilwoman, Place 1, S
Joe Scranton, Jr., Councilman, Place 2, Mayor Pro Tem, S Chris Schavrda, Councilwoman, Place 3, S

Individuals/Businesses  In Support: 3  In Opposition: 0

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

General Summary of Comment:
There was overwhelming support from officials and non-officials. There was a resolution of support from the city. There were no letters of opposition.

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

Score: 134
Meeting a Required Set Aside
Meeting the Regional Allocation

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

6/19/2004 12:14 PM
## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>City: LaGuna Vista</th>
<th>Region: 11</th>
<th>Credits Requested: $123,922</th>
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<tbody>
<tr>
<td>1303 Pino Dr.</td>
<td>Cameron</td>
<td>78578</td>
<td>64</td>
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<tr>
<td>City: LaGuna Vista</td>
<td>Zip Code: 78578</td>
<td>Population Served: F</td>
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<tr>
<td>County: Cameron</td>
<td>Country: Cameron</td>
<td>USDA</td>
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Set Asides: ✓ At-Risk □ Nonprofit Allocation: R ✓ USDA Purpose / Activity: R


### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner: Cameron Fountainhead, L.P.</th>
<th>Developer: Fountainhead Affiliates, Inc.</th>
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<tbody>
<tr>
<td>Pat Barolla - Phone: (817) 732-1055</td>
<td>Housing GC: Fountainhead Construction, Inc.</td>
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<td>Supp Services: N/A</td>
<td>Owner: Cameron Fountainhead, L.P.</td>
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**Syndicator:** Boston Capital Corporation

**App Consultant:** N/A

### UNIT INFORMATION

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Total LI Units: 64

Market Rate Units 0

Owner/Employee Units: 0

Total Project Units: 64

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**

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<th>US Senator: NC</th>
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<tr>
<td>S</td>
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**Local Officials and Other Public Officials:**

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<th>Resolution of Support from Local Government</th>
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</tbody>
</table>

**Individuals/Businesses In Support:** 0

**In Opposition:** 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was one letter of support from an official. There were no letters of opposition.

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

- **Score:** 96 ✓ Meeting a Required Set Aside
- □ Meeting the Regional Allocation

**Explanation:** Satisfies the USDA Allocation in its region.
Western Oaks Apartments

Site Address: 225 S. 13th Street
City: West Columbia
County: Brazoria
Zip Code: 77486
Region: 6
Development #:
Credits Requested: $98,755
Population Served: F
Public Comment Summary:

There was one letter of support from an official. There were no letters of opposition.

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

- Score: 51
- Meeting a Required Set Aside
- Meeting the Regional Allocation

Explanation: Satisfies the USDA Allocation in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle

June Board Summary - Development Information and Public Input Summary

Golden Manor Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 800 Avenue H
City: Bay City
County: Matagorda
Total Project Units: 40

BASIC DEVELOPMENT INFORMATION

City: Bay City
County: Matagorda

Owner: FDI-Golden Manor, LTD
Developer: Fieser Development, Inc.
Housing GC: LCJ Construction
Architect: David J. Albright
Market Analyst: N/A
Supp Services: N/A
Owner: FDI-Golden Manor, LTD
Syndicator: Enterprise Social Investment Corp.
App Consultant:N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
30% 40% 50% 60%
0 0 0 40
0 0 0 0

Set Asides: ☑ At-Risk ☐ Nonprofit Allocation: R ☑ USDA Purpose / Activity: ACQ/R


OWNER AND DEVELOPMENT TEAM

Owner: FDI-Golden Manor, LTD
Melissa Baughman - Phone: (281) 371-7320
Developer: Fieser Development, Inc.
Housing GC: LCJ Construction
Architect: David J. Albright
Market Analyst: N/A
Syndicator: Enterprise Social Investment Corp.
Supp Services: N/A
Owner: FDI-Golden Manor, LTD
Syndicator: Enterprise Social Investment Corp.

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
30% 40% 50% 60%
0 0 0 40
0 0 0 0

Total LI Units: 40
Market Rate Units 0
Owner/Employee Units: 0
Total Project Units: 40

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Ken Armbrister, District 18 S Points: 3 US Rep.: NC
TX Representative: Glenda Dawson, District 29 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Charles Martinez Jr., Mayor, S Resolution of Support from Local Government ☐
Leonard Lamar, County Commissioner, Pct. 3, S

Individuals/Businesses In Support: 0 In Opposition: 0

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

General Summary of Comment:
There was support from officials. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
☐ Score: 43 ☐ Meeting a Required Set Aside ☐ Meeting the Regional Allocation
Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Country Square Apartments

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City</th>
<th>Region</th>
<th>County</th>
<th>Zip Code</th>
<th>Credits Requested:</th>
<th>Population Served:</th>
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<tbody>
<tr>
<td>1001 Lakeview</td>
<td>04280</td>
<td>Lone Star</td>
<td>4</td>
<td>Morris</td>
<td>75668</td>
<td>$78,006</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** FDI-Country Square, LTD
  - Jim Fieser - Phone: (281) 371-7320
- **Developer:** Fieser Development, Inc.
- **Housing GC:** National Urban Construction
- **Architect:** David J. Albright
- **Market Analyst:** N/A
- **Syndicator:** Enterprise Social Investment Corp.
- **Supp Services:** N/A
- **App Consultant:** N/A

### UNIT INFORMATION

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- **Total LI Units:** 24
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Project Units:** 24

### PUBLIC COMMENT SUMMARY

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Kevin Eltife, District 1 - Points: 0 - US Rep.: NC
  - **TX Representative:** Barry Telford, District 1 - Points: 0 - US Senator: NC

- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** NC - Resolution of Support from Local Government: ✔

- **Individuals/Businesses:** In Support: 1 - In Opposition: 0

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

**General Summary of Comment:**
There was one letter of support from a non-official. There were no letters of opposition. There was a Resolution of Support from the City.

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**
- Score: 43
- Meeting a Required Set Aside: ☐
- Meeting the Regional Allocation: ☐

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Tomball Square Apartments

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | 611 James St. | Development #: | 04281 |
| City: | Tomball | Credits Requested: | $84,662 |
| County: | Harris | Population Served: | F |
| Zip Code: | 77375 | Set Asides: | ☑ At-Risk ☑ USDA |
| Region: | 6 | Purpose / Activity: | ACQ/R |

**OWNER AND DEVELOPMENT TEAM**

| Owner: | FDI-Tomball Square, LTD, Phone: (281) 371-7320 |
| Developer: | Fieser Development, Inc. |
| Housing GC: | LCJ Construction |
| Architect: | David J. Albright |
| Market Analyst: | N/A |
| Syndicator: | Enterprise Social Investment Corp. |
| Supp Services: | N/A |
| App Consultant: | N/A |

**UNIT INFORMATION**

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| Total LI Units: | 24 |
| Market Rate Units: | 0 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 24 |

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Jon Lindsay, District 7 | NC Points: 0 | US Rep.: NC
- **TX Representative:** Corbin Van Arsdale, District 130 | NC Points: 0 | US Senator: NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** NC | Resolution of Support from Local Government: ☑
- **Ben Griffin, City Manager, S**

**Individuals/Businesses**

- In Support: 0
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was one letter of opposition from an official. There was a resolution of support from the city council.

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

- Score: 49
- ☑ Meeting a Required Set Aside
- ☑ Meeting the Regional Allocation
- ☐ Meeting the USDA Allocation in its region.

6/19/2004 12:14 PM
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Danbury Manor Apartments

BASIC DEVELOPMENT INFORMATION

| Site Address: | 15027 Quail Ridge Rd. |
| City:         | Danbury             |
| County:       | Brazoria            |
| Zip Code:     | 77534               |
| Total Project Units: | 48          |

Development #: 04282
Credits Requested: $148,809
Population Served: F
Purpose / Activity: ACQ/R

Set Asides: At-Risk □ Nonprofit □ USDA
Allocation: R

OWNER AND DEVELOPMENT TEAM

Owner: FDE-Danbury Manor, LTD
Melissa Baughman - Phone: (281) 371-7320
Developer: Fieser Development, Inc.
Housing GC: LCJ Construction
Architect: David J. Albright
Market Analyst: N/A
Syndicator: Enterprise Social Investment Corp.
Supp Services: N/A
App Consultant: N/A

UNIT INFORMATION

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30% 40% 50% 60%
0 0 0 48

Total LI Units: 48
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 48

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:
TX Senator: Mike Jackson, District 11 NC Points: 0 US Rep.: NC
TX Representative: Dennis Bonnen, District 25 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Jeff Lege, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

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

General Summary of Comment:
There was one letter of support from an official. There were no letters of opposition.

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

Score: 45
Meeting a Required Set Aside
Meeting the Regional Allocation

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Shady Oaks Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 506 Ellen Powell Dr.  Development #: 04283
City: Prairie View  Region: 6  Credits Requested: $128,636
County: Waller  Zip Code: 77446  Population Served: E
Set Asides: At-Risk  Nonprofit  USDA  Purpose / Activity: ACQ/R

OWNER AND DEVELOPMENT TEAM
Owner: FDI-Shady Oaks, LTD.  Keridi Cameron - Phone: (281) 371-7320
Developer: Fieser Development, Inc.
Housing GC: LCJ Construction
Architect: David J. Albright
Market Analyst: N/A
Syndicator: Enterprise Social Investment Corp.
Supp Services: N/A
App Consultant: N/A

UNIT INFORMATION

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</table>

Set Asides: Population Served: E

UNIT INFORMATION

Owner/Employee Units: 0
Total LI Units: 40
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 40

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Ken Armbrister, District 18  Points: 3  US Rep.: John R. Carter, Dist. 31, S
TX Representative: Glenn Hegar, Jr., District 28  Points: 3  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC  Resolution of Support from Local Government

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

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

General Summary of Comment:
There was support from officials. There was a resolution of support from the city. There were no letters of opposition.

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

Score: 45  Meeting a Required Set Aside  Meeting the Regional Allocation

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

**Basic Development Information**

- **Site Address**: 5360 E. 5th Street
- **City**: Katy
- **Region**: 6
- **County**: Harris
- **Zip Code**: 77493
- **Total Project Units**: 48
- **Credits Requested**: $123,768
- **Population Served**: F
- **Purpose / Activity**: ACQ/R

**Owner and Development Team**

- **Owner**: FDI-Katy Manor, LTD
  - Keridi Cameron - Phone: (281) 371-7320
- **Developer**: Fieser Development, Inc.
- **Housing GC**: LCJ Construction
- **Architect**: David J. Albright
- **Market Analyst**: N/A
- **Syndicator**: Enterprise Social Investment Corp.
- **Supp Services**: N/A
- **App Consultant**: N/A

**Unit Information**

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- **Total LI Units**: 48
- **Market Rate Units**: 0
- **Owner/Employee Units**: 0
- **Total Project Units**: 48

**Public Comment Summary**

- **State/Federal Officials with Jurisdiction**:
  - **TX Senator**: Jon Lindsay, District 7 - NC Points: 0 US Rep.: NC
  - **TX Representative**: Bill Callegari, District 132 - NC Points: 0 US Senator: NC

- **Local Officials and Other Public Officials**:
  - **Mayor/Judge**: NC
  - **Resolution of Support from Local Government**: □

**Individuals/Businesses**

- **In Support**: □
- **In Opposition**: □

**Neighborhood Input**

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

**General Summary of Comment**

There was one letter of support from a non-official and one letter of opposition from non-officials.

**Recommendation by the Executive Award and Review Advisory Committee is Based On**

- **Score**: 49
- **Meeting a Required Set Aside**: ✔
- **Meeting the Regional Allocation**: □

**Explanation**: Satisfies the USDA Allocation in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION

Housing Tax Credit Program - 2004 Application Cycle

June Board Summary - Development Information and Public Input Summary

Ole Town Apartments

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 501 MLK Drive
- **City:** Jefferson
- **Region:** 4
- **County:** Marion
- **Zip Code:** 75657
- **Development #:** 04285
- **Credits Requested:** $117,328
- **Population Served:** F
- **Allocations:** R, USDA

**UNIT INFORMATION**

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**OWNER AND DEVELOPMENT TEAM**

- **Owner:** FDI-Ole Town, LTD
  - Jim Fieser - Phone: (281) 371-7320
- **Developer:** Fieser Development, Inc.
- **Housing GC:** National Urban Construction
- **Architect:** David J. Albright
- **Market Analyst:** N/A
- **Syndicator:** Enterprise Social Investment Corp.
- **Supp Services:** N/A
- **App Consultant:** N/A

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Kevin Eltife, District 1
  - NC Points: 0
  - US Rep.: Max Sandlin, Dist. 1, S
- **TX Representative:** Barry Telford, District 1
  - NC Points: 0
  - US Senator: NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** NC
  - Resolution of Support from Local Government: ✓
- **Individuals/Businesses**
  - In Support: 1
  - In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was a letter of support from an official and a non-official. There were no letters of opposition. There was a Resolution of Support from the City Council.

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

- **Score:** 45
- **Meeting a Required Set Aside:** ✓
- **Meeting the Regional Allocation:** ❌

**Explanation:** Satisfies the USDA Allocation in its region.
## COUNTY PLACE APARTMENTS

### BASIC DEVELOPMENT INFORMATION

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<th>1300 Courtland Rd.</th>
<th>Development #:</th>
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<tr>
<td>City</td>
<td>Atlanta</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** FEI-Country Place, LTD  
  - Jim Fieser - Phone: (281) 371-7320
- **Developer:** Fieser Development, Inc.
- **Housing GC:** National Urban Construction
- **Architect:** David J. Albright
- **Market Analyst:** N/A
- **Syndicator:** Enterprise Social Investment Corp.
- **Supp Services:** N/A
- **App Consultant:** N/A

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### PUBLIC COMMENT SUMMARY

- **TX Representative:** N/A
- **TX Senator:** N/A
- **US Rep.:** NC Points: 0
- **US Senator:** NC Points: 0

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Kevin Eltife, District 1  
  - NC Points: 0
- **TX Representative:** Barry Telford, District 1  
  - NC Points: 0

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** Kay Phillips, Mayor, S  
  - Resolution of Support from Local Government: NC
- **Individuals/Businesses:** In Support: 1  
  - In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

- There was one letter of support from a non-official. There were no letters of opposition.

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

- **Score:** 44
- **Meeting a Required Set Aside:** NC
- **Meeting the Regional Allocation:** NC

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**Housing Tax Credit Program - 2004 Application Cycle**

**June Board Summary - Development Information and Public Input Summary**

**Vista Hermosa Apartments**

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 820 N. Bibb
- **City:** Eagle Pass
- **County:** Maverick
- **Zip Code:** 78852
- **Set Asides:** At-Risk
- **Population Served:** F
- **Development #:** 04287
- **Credits Requested:** $63,097
- **Region:** 11
- **Allocation:** USDA

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Maverick Fountainhead, L.P.
  - Patrick Barbolla - Phone: (817) 732-1055
- **Developer:** Fountainhead Affiliates, Inc.
- **Housing GC:** Fountainhead Construction, Inc.
- **Architect:** J. Douglas Cain Associates, Inc.
- **Market Analyst:** Ed Ipser & Associates, Inc.
- **Syndicator:** Boston Capital Corporation
- **App Consultant:** N/A

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- **Total LI Units:** 20
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Project Units:** 20

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Frank Madla, District 19
- **Points:** 0
- **US Rep.:** NC
- **NC**
- **TX Representative:** Timoteo Garza, District 80
- **Points:** 0
- **US Senator:** NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** Jose A. Aranda, County Judge, S
- **Resolution of Support from Local Government:**
- **Jesus Olivares, City Manager, S**
- **Individuals/Businesses**
  - In Support: 1
  - In Opposition: 1

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

**General Summary of Comment:**
There was one letter of support from a non-official and one letter of opposition from a non-officials. There was one letter of support from an official.

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

- **Score:** 102
- **Meeting a Required Set Aside:**
- **Meeting the Regional Allocation:**

**Explanation:** Satisfies the USDA Allocation in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Briarwood Apartment

BASIC DEVELOPMENT INFORMATION

| Site Address: | 513 E. 6th Street |
| City: | Kaufman |
| County: | Kaufman |
| Zip Code: | 75142 |
| Total Project Units: | 48 |

OWNER AND DEVELOPMENT TEAM

Owner: Kaufman Fountainhead, L.P.
Patrick Barbolla - Phone: (817) 732-1055
Developer: Fountainhead Affiliates, Inc.
Housing GC: Fountainhead Construction, Inc.
Syndicator: Boston Capital Corporation
App Consultant:N/A

UNIT INFORMATION

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Set Asides: At-Risk
Allocation: USDA Purpose / Activity: ACQ/R

OWNER AND DEVELOPMENT TEAM

Owner: Kaufman Fountainhead, L.P.
Patrick Barbolla - Phone: (817) 732-1055
Developer: Fountainhead Affiliates, Inc.
Housing GC: Fountainhead Construction, Inc.
Syndicator: Boston Capital Corporation
App Consultant:N/A

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:

TX Senator: Dr. Bob Deuell, District 2
Points: 0
US Senator: NC

TX Representative: Betty Brown, District 4
Points: 0
US Rep.: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC
Resolution of Support from Local Government

James Blystone, City Manager, S

Individuals/Businesses
In Support: 1
In Opposition: 1

Neighborhood Input:

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

General Summary of Comment:

There was one letter of support from an official and non-official alike. There was one letter of opposition from a non-official.

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

Score: 88
Meeting a Required Set Aside
Meeting the Regional Allocation

Explanation: Satisfies the USDA Allocation in its region.

6/19/2004 12:14 PM
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
L.U.L.A.C. Village Park

**BASIC DEVELOPMENT INFORMATION**

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<td>City: Corpus Christi</td>
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<td>County: Nueces</td>
<td>Population Served: F</td>
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<td>Zip Code: 78416</td>
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<td>Set Asides: At-Risk Nonprofit</td>
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**OWNER AND DEVELOPMENT TEAM**

| Owner: Texas L.U.L.A.C. Village Housing, L.P. David Marquez - Phone: (210) 216-5611 |
| Developer: L.U.L.A.C. Village Park Trust |
| Housing GC: Affordable Housing Construction |
| Architect: Beeler, Guest, and Owens Architects |
| Market Analyst: Apartment Market Data |
| Syndicator: Paramount Financial Group |
| Supp Services: Housing Services of Texas |
| App Consultant: Southwest Housing Development |

**UNIT INFORMATION**

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| Total LI Units: 152 |
| Market Rate Units: 0 |
| Owner/Employee Units: 0 |
| Total Project Units: 152 |

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

| TX Senator: Juan "Chuy" Hinojosa, District 20 Points: 3 US Rep.: Solomon P. Ortiz, Dist. 27, S |
| TX Representative Vilma Luna, District 33 Points: 3 US Senator: NC |

**Local Officials and Other Public Officials:**

| Mayor/Judge: Samuel L. Neal, Mayor, S Resolution of Support from Local Government |
| Betty Jean Longoria, County Commissioner, Dist. 2, S Jesse Noyola, City Council Member, Dist. 3, S |
| Terry Shamsie, County Judge, S Jesus Chavez, Superintendent of Schools, S |

**Individuals/Businesses**

| In Support: 8 In Opposition: 0 |

**Neighborhood Input:**

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

LULAC Council No. 1, Ramrio Gamboa Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing. The organization also approves of the complex's 30-year history in the community.

Zavala / Austin Neighborhood Council, Miguel Rios Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing. The organization also approves of the complex's 30-year history in the community.

**General Summary of Comment:**

There was overwhelming support from officials and minimal support from non-officials. There was support from two neighborhood organizations. There were no letters of opposition.

6/19/2004 12:33 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 110
- Meeting a Required Set Aside

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

| Site Address | 1602 South Church Street |
| City         | Rockport                |
| County       | Aransas                 |
| Zip Code     | 78382                   |
| Region       | 10                      |
| Credits Requested | $95,218                  |
| Population Served | F                      |
| Allocation   | R                       |
| Purpose / Activity | ACQ/R                    |

**UNIT INFORMATION**

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**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Saltgrass Landing Apartments, Ltd.
- **Developer:** Johnny L. Melton
- **Housing GC:** CrisCourt Construction, Inc.
- **Architect:** Barbutti & Associates
- **Market Analyst:** N/A
- **Syndicator:** N/A
- **Supp Services:** N/A
- **App Consultant:** N/A

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Ken Armbrister, District 18
  - Points: 3
  - US Rep.: NC
- **TX Representative:** Gene Seaman, District 32
  - Points: 3
  - US Senator: NC

**Local Officials and Other Public Officials:**

- **Mayor/Judge:** NC
  - Resolution of Support from Local Government: ☐
- **Glenn D. Guillery, County Judge, S**

**Individuals/Businesses**

- In Support: 1
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials and one letter of support from a non-official. There were no letters of opposition.

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

- **Score:** 92
- **Meeting a Required Set Aside:** ☑
- **Meeting the Regional Allocation:** ☐

**Explanation:** Satisfies the USDA Allocation in its region.
## BASIC DEVELOPMENT INFORMATION

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<th>Site Address:</th>
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<td>City:</td>
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## OWNER AND DEVELOPMENT TEAM

<table>
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<tr>
<th>Owner:</th>
<th>FDI-West Side Place, LTD.</th>
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<tr>
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<td>Melissa Baughman - Phone: (281) 371-7320</td>
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<td>Developer:</td>
<td>Fieser Development, Inc.</td>
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<td>Housing GC:</td>
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Total LI Units: 24

Market Rate Units: 0

Owner/Employee Units: 0

Total Project Units: 24

## PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**

TX Representative: Kyle Janek, District 17  
NC Points: 0  
US Rep.: NC

TX Senator: Dennis Bonnen, District 25  
NC Points: 0  
US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: David E. Foster, Mayor, S  
Resolution of Support from Local Government: □

**Individuals/Businesses**

In Support: 0  
In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from an official. There were no letters of opposition.

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

- Score: 46  
- Meeting a Required Set Aside

**Explanation:** Satisfies the USDA Allocation in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Lantana Ridge Apartments South

**BASIC DEVELOPMENT INFORMATION**

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**UNIT INFORMATION**

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**OWNER AND DEVELOPMENT TEAM**

- Owner: Lantana Southridge Apartments, Ltd.
- Johnny L. Melton, Phone: (512) 331-5173
- CrisCourt Construction, Inc.
- Barbitti & Associates
- N/A
- N/A
- N/A

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- TX Senator: Judith Zaffirini, District 21 NC Points: 0 US Rep.: NC
- TX Representative: Gabi Canales, District 35 S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

- Mayor/Judge: NC Resolution of Support from Local Government: blank
- NC

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

**Neighborhood Input:**

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

**General Summary of Comment:**

- There was support from an official. There were no letters of opposition.

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

- Score: 89
- ☑ Meeting a Required Set Aside
- ☐ Meeting the Regional Allocation

**Explanation:** Satisfies the USDA Allocation in its region.

6/19/2004 12:14 PM
## BASIC DEVELOPMENT INFORMATION

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<tr>
<th>Site Address:</th>
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| Total LI Units: | 55 |
| Market Rate Units: | 0 |
| Owner/Employee Units: | 1 |
| Total Project Units: | 55 |

## PUBLIC COMMENT SUMMARY

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

### State/Federal Officials with Jurisdiction:
- **TX Senator:** Judith Zaffirini, District 21  
  Points: 3  
  US Rep.: NC
- **TX Representative:** Gabi Canales, District 35  
  Points: 3  
  US Senator: NC

### Local Officials and Other Public Officials:
- **Mayor/Judge:** NC  
  Resolution of Support from Local Government:  
  Yes
- **Individuals/Businesses:** In Support: 0  
  In Opposition: 0
- **Neighborhood Input:**
  All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

### General Summary of Comment:
There was minimal support from officials. There were no letters of opposition.

## RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
- **Score:** 93  
  Meeting a Required Set Aside
- **Explanation:** Satisfies the USDA Allocation in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
La Mirage Villas

BASIC DEVELOPMENT INFORMATION

| Site Address: | 309 SE 15th |
| City: | Perryton |
| County: | Ochiltree |
| Zip Code: | 79070 |
| Total Project Units: | 47 |
| Credits Requested: | $173,281 |

OWNER AND DEVELOPMENT TEAM

| Owner: | Perryton Fountainhead, L.P. |
| Developer: | La Mirage Villas |
| Housing GC: | Fountainhead Construction, Inc. |
| Syndicator: | Boston Capital Corporation |

UNIT INFORMATION

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Set Asides: At-Risk □ Nonprofit Allocation: USDA □ USDA Purpose / Activity: ACQ/R

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

□ Score: 90 □ Meeting a Required Set Aside □ Meeting the Regional Allocation

Explanation: Satisfies the USDA Allocation in its region.

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

| TX Senator: Kel Seliger, District 31 | NC Points: 0 US Rep.: NC |
| TX Representative: Warren Chisum, District 88 | S Points: 3 US Senator: NC |

Local Officials and Other Public Officials:

| Mayor/Judge: David Hale | Resolution of Support from Local Government |
| Roger Wright, Council Member | David Landis, City Manager |

Individuals/Businesses

In Support: 1 In Opposition: 0

Neighborhood Input:

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

General Summary of Comment:

There was support from officials and one letter of support from a non-official. There were no letters of opposition.

6/19/2004 12:14 PM
### Harvest Apartments

**BASIC DEVELOPMENT INFORMATION**

| Site Address: 1,000 Feet North of Mile 2 1/2 West | Development #: 04299 |
| City: Mercedes | Region: 11 |
| County: Hidalgo | Zip Code: 78570 |
| Set Asides: ☐ At-Risk ☐ Nonprofit Allocation: R ☐ USDA Purpose / Activity: NC |

**UNIT INFORMATION**

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**OWNER AND DEVELOPMENT TEAM**

- Owner: The Harvest Apartments L.P.
- Rowan Smith - Phone: (281) 550-7077
- Developer: Texas Regional Properties
- Housing GC: Texas Regional Construction
- Architect: Clerkey Watkins Group
- Market Analyst: Apartment Market Data
- Syndicator: Richman Group
- Supp Services: N/A
- App Consultant: Ketinna Livingston

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

- Mayor/Judge: Joel Quintanilla, Mayor, S
- Sylvia S. Handy, County Commissioner, Pct. 1, S

**Individuals/Businesses**

- Island Palms Neighborhood Org., Y. Sials Letter Score: NA S or O: S
  - The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.
- El Patrimonio Neighborhood Org., Carlos Flores Letter Score: NA S or O: S
  - The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.
- La Herencia Neighborhood Org., Betty Arevalo Letter Score: NA S or O: S
  - The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.
- El Pueblo Dorado Neighborhood Org., Jessica Armendariz Letter Score: NA S or O: S
  - The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.

**Resolution of Support from Local Government**

☐

**Neighborhood Input:**

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

- Island Palms Neighborhood Org., Y. Sials
  - The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.
- El Patrimonio Neighborhood Org., Carlos Flores
  - The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.
- La Herencia Neighborhood Org., Betty Arevalo
  - The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.
- El Pueblo Dorado Neighborhood Org., Jessica Armendariz
  - The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary

Harvest Apartments

La Estancia Neighborhood Org., Y. Garcia
Letter Score: NA  S or O: S
The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.

Pueblo De Paz Neighborhood Org., Alexandra Balderas
Letter Score: NA  S or O: S
The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.

Amistad Neighborhood Org., Vanessa C.
Letter Score: NA  S or O: S
The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.

General Summary of Comment:
There was broad support from officials and overwhelming support from non-officials. There was support from seven neighborhood organizations. There were no letters of opposition.

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

☐ Score: 137  ☐ Meeting a Required Set Aside  ☐ Meeting the Regional Allocation

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Housing Tax Credit Program - 2004 Application Cycle
June Board Summary - Development Information and Public Input Summary
Sierra Royale Apartments

**BASIC DEVELOPMENT INFORMATION**

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<th>Site Address</th>
<th>City</th>
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<th>Credits Requested</th>
<th>Owner/Employee Units</th>
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<td>Set Asides: □ At-Risk □ Nonprofit</td>
<td>Allocation: R □ USDA</td>
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**UNIT INFORMATION**

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**OWNER AND DEVELOPMENT TEAM**

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<th>Owner: Sierra Housing, Ltd.</th>
<th>Rick Deyoe - Phone: (512) 858-2674</th>
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<td>Developer: Sierra Housing Development, LLC</td>
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<td>Housing GC: Construction Supervisors, Inc.</td>
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<td>Architect: Northfield Design Group</td>
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<td>Market Analyst: O'Connor &amp; Associates</td>
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<td>App Consultant: N/A</td>
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**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- TX Senator: Juan "Chuy" Hinojosa, District 20 S Points: 3 US Rep.: Solomon P. Ortiz, Dist. 27, S
- TX Representative: Jaime L. Capelo, District 34 S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

- Mayor/Judge: Rodrigo Ramon, Mayor, S Resolution of Support from Local Government □
- Jerry Velasco, City Building Official, S
- Laura Young, Executive Director of HA, S

**Individuals/Businesses**

| In Support: 8 | In Opposition: 0 |

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

- Score: 143
- Meeting a Required Set Aside □
- Meeting the Regional Allocation □

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

6/19/2004 12:14 PM