MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

July 28, 2004

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

Required Action

Approve, deny, or approve with amendments:

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

Background and Recommendations

The Board is required by §2306.6724(f) to “issue final commitments for allocations of housing tax credits each year in accordance with the qualified allocation plan not later than July 31.” Further, the Board is required by §2306.6711(c) to “establish a waiting list of additional applications ranked by score in descending order of priority based on set-aside categories and regional allocation goals” concurrently with the initial issuance of commitments for housing tax credits. This agenda item satisfies these two requirements for the 2004 Housing Tax Credit (HTC) cycle.

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

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 Report on HTC Status and Recommendation Factors (lists all applications – including those withdrawn/terminated with their current status)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

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

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

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

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

<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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<td>$289,654</td>
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II. APPLICATION SUBMISSIONS SUMMARY AS OF JULY 21, 2004

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

III. DEVELOPMENT EVALUATION

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

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

- Consistent with §50.5(a)(7) of the QAP, the Department can not award credits to any development that is located in a municipality that has “more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds.” All potential violations of this rule have been resolved either through termination or withdrawal of the application, or by the applicant obtaining a resolution from the local government, which is the permitted exemption under the rule.

- Consistent with §50.6(d) of the QAP, the Department “shall not allocate more than $2 million of tax credits in any given Application Round to any Applicant, Developer, Related Party or Guarantor.” Staff has reviewed all documentation provided in the applications to monitor this credit cap and have ensured that no recommendations are being made that would violate this rule.

- Consistent with §50.5(b)(5) of the QAP, an applicant is ineligible if they have “failed to pay in full any fees billed by the Department after the due date has passed”. On July 14, 2004, the Department identified ten 2004 HTC applications that would be ineligible due to outstanding fees. Notices were sent to each of those applicants. The Department has received payment from the applicants on 8 of the 10 applications; a fax copy of the payment was provided on the two remaining applications (04194 (Lexington Court) and 04210 (Westview Place), but the payment itself has not yet reached the Department. It is expected to be received by July 28, 2004. If, however, it has not been received, staff will notify the Board prior to the recommendations being approved.

IV. STAFF RECOMMENDATION – 2004 HTC COMMITMENTS

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

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

It should be noted for the Board and the public that staff is still continuing to research issues on several applications. If any scoring adjustments occur after the posting of this book on July 21, 2004, a revised list reflecting those scoring adjustments will be provided as a handout at the Board meeting on July 28, 2004, to reflect the most current recommendations. Furthermore, on July 28, 2004, prior to approving a list of Recommended HTC allocations, the Board will hear appeals that were timely filed by 2004 HTC applicants. After those appeals have been acted upon by the Board, staff will reevaluate the list of recommendations to determine if the recommendations to the Board should change based on the impact of any successful appeals. If appeals affect the list, a revised list will be generated and provided for the Board to replace the list submitted behind this action item.
As staff was making its review, the Nonprofit Set-Aside was evaluated first since it is the only federally legislated set-aside and is the only set-aside that is evaluated on a statewide basis. All applications competing in the Nonprofit Set-Aside were reviewed based on their score and the highest scoring applications were recommended until the necessary credit amount for the set-aside was reached. Each of those Nonprofit applications was then attributed to the region in which it is located. Subsequently, each region was reviewed. The first evaluation within each region was to ensure that the highest scoring USDA applications from each region were selected to satisfy the USDA Allocation; this was followed by the selection of the highest scoring At-Risk Set-Aside applications to satisfy the required set-aside amount in each region. Because requested credit amounts for developments do not match perfectly with the regional amounts available, each allocation and/or region will be over or under by some amount. In general, those regions whose shortfall would have been a significant portion of their allocation are the ones that are recommended to be over-allocated.

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

V. STAFF RECOMMENDATION – WAITING LIST

Consistent with §50.10(b) of the QAP:

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

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

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

- If credits are returned from the Nonprofit Set-Aside, and the return of credits causes the Department to achieve less than the required 10% Set-Aside, the next highest scoring nonprofit development from the Nonprofit Waiting List will be recommended for a Commitment to the Board, regardless of the region in which it is located. If credits are returned from the Nonprofit Set-Aside, and the return of credits does not cause the Department to go below the required 10% Set-Aside, then the next highest scoring development in the region of the returned credits will be recommended for a Commitment to the Board.

- If credits are returned from the USDA Set-Aside (which is applied only regionally), and the return of credits causes the Department to achieve less than the required 5% Set-Aside within that region, the next highest scoring USDA development from that region’s Waiting List will be recommended for a Commitment to the Board. If credits are returned from the USDA Set-Aside, and the return of credits does not cause the Department to go below the required 5% Set-Aside within that region, then the next highest scoring development in the region of the returned credits will be recommended for a Commitment to the Board, regardless of set-aside.

- If credits are returned from the At-Risk Set-Aside (which is applied only regionally), and the return of credits causes the Department to achieve less than the required 15% Set-Aside within that region, the next highest scoring At-Risk development from that region’s Waiting List will be recommended for a Commitment to the Board. If credits are returned from the At-Risk Set-Aside, and the return of credits does not cause the Department to go below the required 15% Set-Aside within that region, then the next highest scoring development in the region of the returned credits will be recommended for a Commitment to the Board, regardless of set-aside.

- For all other developments, if credits are returned from a development not associated with any set-aside, the next highest scoring development from that region’s Waiting List, regardless of inclusion in a set-aside or not, will be recommended for a Commitment to the Board.

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

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

In summary, staff is seeking action on the following:

1. **Approval of the Recommendation to Issue Commitments for Allocations of Housing Tax Credits to Applications under the 2004 Application Cycle; and**

2. **Approval of a Waiting List that is composed of all applications that have not been recommended for an allocation or a Forward Commitment and have not been terminated or withdrawn. The recommended prioritization of the waiting list for approval is as discussed above.**
Uniform State Service Regions

Map showing the uniform state service regions in Texas, numbered from 1 to 13.
### 2004 Housing Tax Credit Recommendations - July 28, 2004 Board Meeting

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

<table>
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<tr>
<th>Reg.</th>
<th>Development Name</th>
<th>Development Address</th>
<th>Dev. City</th>
<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>1 Stone Hollow Village</td>
<td>E. Cornell &amp; Martin Luther King Jr. Blvd.</td>
<td>Lubbock</td>
<td>NC</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>112</td>
<td>Ron Hance</td>
<td>145 NA</td>
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<tr>
<td>1</td>
<td>1 South Plains Apartments</td>
<td>5520 58th Street</td>
<td>Lubbock</td>
<td>ACQ/R</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>144</td>
<td>Gary Hall</td>
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#### Allocation Information for Region 1:

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

#### Applications Submitted in Region 1:

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<th>Owner Contact</th>
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<td>3200 Block of Lexington</td>
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<td>☑</td>
<td>☑</td>
<td>60</td>
<td>Cathy Graugnard</td>
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#### Region Total:

- **Total:** 363
- **Pop.:** 407
- **Credits:** $2,067,370
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<th>Pop.</th>
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<td>Wildwood Trails Apartments</td>
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<td></td>
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<td>75</td>
<td>75</td>
<td>F</td>
<td>Justin Zimmerman</td>
<td>558,403</td>
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**Total: 64 80 $535,250**

**Total: 75 75 $558,403**

**2 Applications in Region**

**Region Total: 139 155 $1,093,653**

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**Region Information for Region 2:**

**Total Credits Available for Region:** $1,122,652

**Rural Allocation:** $511,597

**Urban/Exurban Allocation:** $611,055

5% Required for USDA: $56,132

15% Required for At-Risk: $168,398
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<tr>
<th>#</th>
<th>Dev. Reg.</th>
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<td>3 A</td>
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<td>8301 Tumbleweed Trail</td>
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<td>50</td>
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<td>3 A</td>
<td>Samaritan House</td>
<td>929 Hemphill Ave.</td>
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<td>126</td>
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<td>600 Block of East Malloy Bridge Rd.</td>
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<td>Renaissance Courts</td>
<td>308 S. Ruddell Street</td>
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### Region: 4

**Allocation Information for Region 4:**

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<th>Urban/Exurban Allocation:</th>
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<td>5% Required for USDA</td>
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**Applications Submitted in Region 4:**

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<td>04170</td>
<td>4 A</td>
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<td>04194</td>
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**Region Total:**

| Total | 292 | $1,565,171 |

### Region: 5

**Allocation Information for Region 5:**

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**Applications Submitted in Region 5:**

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<td>04228</td>
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<td>04100</td>
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**Region Total:**

| Total | 353 | $1,896,926 |

**Conflict Comment Credits Rec.**

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<td>USDA</td>
<td></td>
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**36 Applications in Region**

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*Page 4 of 12 Tuesday, July 20, 2004*
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<th>Act.</th>
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<th>LI</th>
<th>Total Pop.</th>
<th>Credits Rec.</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict Comment</th>
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<td>Margie Bingham</td>
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<td>6000 Hobbs Road</td>
<td>League City</td>
<td>NC</td>
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<td></td>
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<td></td>
<td>Thomas Scott</td>
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<td>Baybrook Park Retirement Center</td>
<td>500 Texas Avenue West</td>
<td>Webster</td>
<td>NC</td>
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<td>Barry Kahn</td>
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<td>04200</td>
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<td>100 Garland</td>
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<td>$739,345</td>
<td>John Barineau, III</td>
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<td>7300 Block of Jensen Driven</td>
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<td>Rick Deyoe</td>
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<td>605 Berry Road</td>
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<td>4407 South Panther Creek Dr.</td>
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<td>☐ ☜ ☜</td>
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<td>$1,057,335</td>
<td>Paul Patierno</td>
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**Total:** 1,369 1,627 $8,540,784
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<th>Total</th>
<th>Pop.</th>
<th>Credits</th>
<th>Owner Contact</th>
<th>Final Score</th>
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<td>Cricket Hollow Apartments</td>
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<td>Brian Cogburn</td>
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Region: 7

Allocation Information for Region 7:

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

Applications Submitted in Region 7: U/E

- Villas on Sixth Street | 1900 Block of E. Sixth Street | Austin | NC | | | | | | | Martin Gonzalez | 200 | NA | 2003 Forward Commitment |
- Pleasant Hill Apartments | 2501 Anken Dr. | Austin | ACQ/R | | | | | | | Paul Patierno | 132 | NA | At-Risk |
- Total: | | | | | | | | | | | 236 | 260 | $1,565,672 |

Applications Submitted in Region 7: R

- Kingsland Trail Apartments | 4800 Block of 2900 | Kingsland | | | | | | | | Mark Mayfield | 200 | NA | 2003 Forward Commitment |
- Total: | | | | | | | | | | | 60 | 76 | $444,394 |

3 Applications in Region

Region Total: 296 | 336 | $2,010,066
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<td>04052 8 A</td>
<td>Chisholm Trail Senior Village</td>
<td>9th Street at Harris Street</td>
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<td>Terrace Pines</td>
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<td>100 E</td>
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<td>Michael Lankford</td>
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<td>Robert Joy</td>
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<td>Brenham</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>04047</td>
<td>Stratton Oaks</td>
<td>Stratton Ave. &amp; Zunker St.</td>
<td>Seguin</td>
<td>NC</td>
<td>100</td>
<td>100</td>
<td>0</td>
<td>F</td>
<td>100</td>
</tr>
<tr>
<td>04131</td>
<td>Alhambra</td>
<td>7100 Block of New Laredo Hwy.</td>
<td>San Antonio</td>
<td>NC</td>
<td>112</td>
<td>140</td>
<td>0</td>
<td>E</td>
<td>112</td>
</tr>
<tr>
<td>04107</td>
<td>Whitefield Place Apartments</td>
<td>4622 Clark Avenue</td>
<td>San Antonio</td>
<td>ACQ/R</td>
<td>80</td>
<td>80</td>
<td>0</td>
<td>F</td>
<td>80</td>
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</table>

**Total:** 452 520 $3,049,859

<table>
<thead>
<tr>
<th>Dev. #</th>
<th>Dev. 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>Total</th>
<th>Pop.</th>
<th>Credits Rec.</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>04007</td>
<td>Oaks Of Bandera</td>
<td>400 Block of Old San Antonio Highway</td>
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<td>76</td>
<td>0</td>
<td>F</td>
<td>76</td>
<td>76</td>
<td>76</td>
<td>Lucille Jones</td>
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<td>NA</td>
<td>Competitive in Region</td>
</tr>
<tr>
<td>04260</td>
<td>Towne Park in Fredericksburg II</td>
<td>1100 Block of S. Adams</td>
<td>Fredericksburg</td>
<td>NC</td>
<td>39</td>
<td>44</td>
<td>0</td>
<td>E</td>
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<td>39</td>
<td>44</td>
<td>Mark Mayfield</td>
<td>118</td>
<td>NA</td>
<td>Competitive in Region</td>
</tr>
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</table>

**Total:** 115 120 $730,295

**Region Total:** 567 640 $3,780,154

---

**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
- **R**: 6
- **Total**: 567 640 $3,780,154

---

**Region:** 9

---

*Page 8 of 12 Tuesday, July 20, 2004*
| #  | Reg. A | Development Name          | Development Address | Dev. City | Act. USDA | NP | AR | LI | Total | Pop. | Credits Rec. | Owner Contact | Final Score | Conflict | Comment |
|----|--------|---------------------------|---------------------|-----------|----------|------|-----|----|-------|------|-------------|--------------|-------------|----------|---------|---------|
| 04290 | 10 A | L.U.L.A.C. Village Park   | 1417 Home Road      | Corpus Christi | R        | ☑   | ☑  |    | 152  | 152 | F           | David Marquez | 102         | NA       | At-Risk  |
| 04050 | 10 A | San Diego Creek Apartments | 1499 Easterling Drive | Alice      | NC     | ☑   | □  | □  | 64   | 72  | F           | Doak Brown   | 139         | NA       | Competitive in Region |
| 04291 | 10 A | Saltgrass Landing Apartments | 1602 South Church Street | Rockport  | ACQ/R  | ☑   | ☑  |    | 55   | 56  | F           | James Brawner | 90          | NA       | USDA     |

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

**Applications Submitted in Region 10:**
- **U/E**
  - 04290: L.U.L.A.C. Village Park
  - 04050: San Diego Creek Apartments
- **R**
  - 04291: Saltgrass Landing Apartments

**Total Applications in Region 10:** 3

**Total Credits in Region 10:** $1,484,647
<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>Total Pop.</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>04037</td>
<td>11</td>
<td>Las Canteras Apartments</td>
<td>400 Block of East Thomas Road</td>
<td>Pharr</td>
<td>NC</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>100</td>
<td>100 F</td>
<td>William Skeen</td>
<td>158</td>
<td>NA</td>
<td>High Score Nonprofit</td>
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<tr>
<td>04036</td>
<td>11</td>
<td>Villa del Sol</td>
<td>700 East St. Charles Street</td>
<td>Brownsville</td>
<td>ACQ/R</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>189</td>
<td>200 E</td>
<td>William Skeen</td>
<td>151</td>
<td>NA</td>
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<tr>
<td>04014</td>
<td>11</td>
<td>La Villita Apartments ll</td>
<td>2828 Rockwell Dr.</td>
<td>Brownsville</td>
<td>NC</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>64</td>
<td>72 F</td>
<td>Mark Musemeche</td>
<td>147</td>
<td>NA</td>
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</tr>
<tr>
<td>04191</td>
<td>11</td>
<td>Providence at Boca Chica</td>
<td>Intersection of Ash Street &amp; Elm Street</td>
<td>Brownsville</td>
<td>ACQ</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>150</td>
<td>158 F</td>
<td>Saleem Jafar</td>
<td>128</td>
<td>NA</td>
<td>At-Risk</td>
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<tr>
<td>04226</td>
<td>11</td>
<td>Arbor Cove</td>
<td>2805 Fordyce Avenue</td>
<td>Donna</td>
<td>NC</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>108</td>
<td>120 F</td>
<td>Anita Kegley</td>
<td>145</td>
<td>NA</td>
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<tr>
<td>04146</td>
<td>11</td>
<td>Casa Korima</td>
<td>SW Corner - Mile 8 Rd. at Baseline Rd.</td>
<td>Mercedes</td>
<td>NC</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>156</td>
<td>196 F</td>
<td>Robert Joy</td>
<td>143</td>
<td>NA</td>
<td>Competitive in Region</td>
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<tr>
<td>04287</td>
<td>11</td>
<td>Vista Hermosa Apartments</td>
<td>820 N. Bibb</td>
<td>Eagle Pass</td>
<td>ACQ/R</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>20</td>
<td>20 F</td>
<td>Patrick Barbolla</td>
<td>104</td>
<td>NA</td>
<td>USDA</td>
</tr>
<tr>
<td>04275</td>
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<td>Bahia Palms Apartments</td>
<td>1303 Pino Dr.</td>
<td>LaGuna Vista</td>
<td>R</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>64</td>
<td>64 F</td>
<td>Patrick Barbolla</td>
<td>96</td>
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**Allocation Information for Region 11:**

<table>
<thead>
<tr>
<th>Region: 11</th>
<th>Total Credits Available for Region: $4,725,727</th>
<th>Rural Allocation: $1,919,277</th>
<th>Urban/Exurban Allocation: $2,806,450</th>
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<tbody>
<tr>
<td></td>
<td>5% Required for USDA $236,286</td>
<td>15% Required for At-Risk: $708,859</td>
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**Applications Submitted in Region 11:**

<table>
<thead>
<tr>
<th>Applications Submitted in Region 11:</th>
<th>U/E</th>
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<tbody>
<tr>
<td>04037 Las Canteras Apartments</td>
<td>NC</td>
</tr>
<tr>
<td>04036 Villa del Sol</td>
<td>NC</td>
</tr>
<tr>
<td>04014 La Villita Apartments II</td>
<td>NC</td>
</tr>
<tr>
<td>04191 Providence at Boca Chica</td>
<td>ACQ</td>
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</table>

**Applications Submitted in Region 11:**

<table>
<thead>
<tr>
<th>Applications Submitted in Region 11:</th>
<th>R</th>
</tr>
</thead>
<tbody>
<tr>
<td>04226 Arbor Cove</td>
<td>NC</td>
</tr>
<tr>
<td>04146 Casa Korima</td>
<td>NC</td>
</tr>
<tr>
<td>04287 Vista Hermosa Apartments</td>
<td>ACQ</td>
</tr>
<tr>
<td>04275 Bahia Palms Apartments</td>
<td>R</td>
</tr>
</tbody>
</table>

**Total:**

|                | 503 | 530 | $2,550,238 |

**8 Applications in Region**

**Region Total:**

|                | 851 | 930 | $5,072,808 |

Tuesday, July 20, 2004
### Region: 12

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

**Applications Submitted in Region 12:**

<table>
<thead>
<tr>
<th>#</th>
<th>Reg.</th>
<th>Development Name</th>
<th>Development Address</th>
<th>Dev. City</th>
<th>Set-Asides NP</th>
<th>Units</th>
<th>Pop.</th>
<th>Credits Rec.</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>04120</td>
<td>12 A</td>
<td>Sedona Springs Village</td>
<td>920 W. University</td>
<td>Odessa NC</td>
<td>☐ ☐ ☐</td>
<td>85</td>
<td>100</td>
<td>F</td>
<td>Ron Hance</td>
<td>147 NA</td>
<td>NA</td>
<td>Competitive in Region</td>
</tr>
<tr>
<td>04250</td>
<td>12 A</td>
<td>Knollwood Heights Apartments</td>
<td>NE corner of MLK Blvd &amp; West Mercy Dr.</td>
<td>Big Spring NC</td>
<td>☐ ☐ ☐</td>
<td>63</td>
<td>64</td>
<td>F</td>
<td>Justin Zimmerman</td>
<td>117 NA</td>
<td>NA</td>
<td>Competitive in Region</td>
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**Region Total:** 2 Applications in Region

<table>
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<th>Total:</th>
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<th>100</th>
<th>$652,451</th>
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</table>

### 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:**

<table>
<thead>
<tr>
<th>#</th>
<th>Reg.</th>
<th>Development Name</th>
<th>Development Address</th>
<th>Dev. City</th>
<th>Set-Asides NP</th>
<th>Units</th>
<th>Pop.</th>
<th>Credits Rec.</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</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 NC</td>
<td>☐ ☐ ☐</td>
<td>34</td>
<td>36</td>
<td>0</td>
<td>Bobby Bowling IV</td>
<td>200 NA</td>
<td>2003 Forward Commitment</td>
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</tr>
<tr>
<td>04196</td>
<td>13 A</td>
<td>Americas Palms</td>
<td>12300 Lorenzo Ruiz Drive</td>
<td>El Paso NC</td>
<td>☐ ☐ ☐</td>
<td>112</td>
<td>112</td>
<td>F</td>
<td>Bobby Bowling IV</td>
<td>132 NA</td>
<td>NA</td>
<td>Competitive in Region</td>
</tr>
<tr>
<td>04197</td>
<td>13 A</td>
<td>Horizon Palms</td>
<td>West of Darrington Rd.</td>
<td>Horizon City NC</td>
<td>☐ ☐ ☐</td>
<td>76</td>
<td>76</td>
<td>F</td>
<td>Bobby Bowling IV</td>
<td>132 NA</td>
<td>NA</td>
<td>Competitive in Region</td>
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**Region Total:** 3 Applications in Region

<table>
<thead>
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<th>Total:</th>
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<th>148</th>
<th>$846,538</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>146</td>
<td>148</td>
<td>$846,538</td>
</tr>
<tr>
<td>#</td>
<td>Reg.</td>
<td>Development Name</td>
<td>Development Address</td>
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<tr>
<td>---</td>
<td>---</td>
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<td>---</td>
</tr>
<tr>
<td>74</td>
<td>Total Applications</td>
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</table>

1. Award: A = recommended for an allocation, N = not recommended for an allocation
2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction
5. Credit amounts reflected are those requested. The awarded amount will not exceed this amount. Developments approved will be conditioned on a final underwriting amount and conditions. The credit amount underwritten may be less than the credits reflected on this list.
6. Allocation: R = Rural Regional Allocation, U/E = Urban/Exurban Regional Allocation
## 2004 Housing Tax Credit Recommendations for Nonprofit Set-Aside - July 28, 2004 Board Meeting

Sorted by Recommendation Status and Score

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

<table>
<thead>
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<th>Reg.</th>
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<th>Development Address</th>
<th>Dev. City</th>
<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total</th>
<th>Pop.</th>
<th>Owner Contact</th>
<th>Credits Rec.</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
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<tbody>
<tr>
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<td>7</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>
<td>Mark Mayfield</td>
<td>200</td>
<td>NA</td>
</tr>
<tr>
<td>04037</td>
<td>11</td>
<td>Las Canteras Apartments</td>
<td>400 Block of East Thomas Road</td>
<td>Pharr</td>
<td>NC</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>100</td>
<td>100</td>
<td>F</td>
<td>$577,000</td>
<td>William Sken</td>
<td>158</td>
<td>NA</td>
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<td>04026</td>
<td>3</td>
<td>Oak Timbers-White Settlement II</td>
<td>8301 Tumbleweed Trail</td>
<td>White</td>
<td>NC</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>80</td>
<td>100</td>
<td>E</td>
<td>$417,280</td>
<td>Vaughan Mitchell</td>
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<td>Stratton Oaks</td>
<td>Stratton Ave. &amp; Zunker St.</td>
<td>Seguin</td>
<td>NC</td>
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<td>✓</td>
<td>✓</td>
<td>100</td>
<td>100</td>
<td>F</td>
<td>$590,539</td>
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<td>NA</td>
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<td>7100 Block of New Laredo Hwy.</td>
<td>San Antonio</td>
<td>NC</td>
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<td>✓</td>
<td>✓</td>
<td>112</td>
<td>140</td>
<td>E</td>
<td>$932,296</td>
<td>Laura Wingfield</td>
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<td>NA</td>
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<td>1</td>
<td>Stone Hollow Village</td>
<td>E. Cornell &amp; Martin Luther King Jr. Blvd.</td>
<td>Lubbock</td>
<td>NC</td>
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<td>✓</td>
<td>✓</td>
<td>112</td>
<td>140</td>
<td>F</td>
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<td>Ron Hance</td>
<td>145</td>
<td>NA</td>
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<tr>
<td>04167</td>
<td>6</td>
<td>Oxford Place</td>
<td>605 Berry Road</td>
<td>Houston</td>
<td>NC</td>
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<td>✓</td>
<td>✓</td>
<td>200</td>
<td>250</td>
<td>F</td>
<td>$1,200,000</td>
<td>Ernie Etuk</td>
<td>141</td>
<td>04188</td>
</tr>
<tr>
<td>04066</td>
<td>5</td>
<td>Pineywoods Community Orange</td>
<td>36 Scattered Sites in East Orange</td>
<td>Orange</td>
<td>NC</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>36</td>
<td>36</td>
<td>F</td>
<td>$411,155</td>
<td>Douglas Dowler</td>
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<tr>
<td>04157</td>
<td>3</td>
<td>Samaritan House</td>
<td>929 Hemphill Ave.</td>
<td>Fort Worth</td>
<td>NC/AC</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>126</td>
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<tr>
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<td>4</td>
<td>Lexington Court</td>
<td>3407 U.S. Highway 259 North</td>
<td>Kilgore</td>
<td>NC</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>76</td>
<td>80</td>
<td>F</td>
<td>$549,640</td>
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<td>NA</td>
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<td>Primrose at Highland</td>
<td>2100 Block of Highland Avenue</td>
<td>Dallas</td>
<td>NC</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>120</td>
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<td>E</td>
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<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>
<td>✓</td>
<td>39</td>
<td>44</td>
<td>E</td>
<td>$257,151</td>
<td>Mark Mayfield</td>
<td>118</td>
<td>NA</td>
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<tr>
<td>04290</td>
<td>10</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>
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<td>152</td>
<td>152</td>
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<td>$899,429</td>
<td>David Marquez</td>
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<td>NA</td>
</tr>
</tbody>
</table>

Total: 1313 Credits Rec. | Total: 1494 Final Score | Total: $8,879,217

Tuesday, July 20, 2004
<table>
<thead>
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<td>Seton Home Center for Teen Moms</td>
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<td>7220 Staples</td>
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Tuesday, July 20, 2004
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<th>Development Address</th>
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<th>Set-Asides USDA</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total</th>
<th>Pop.</th>
<th>Credits Rec.</th>
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<td>Villa Main Apartments</td>
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<td>✓</td>
<td>✓</td>
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<td>140</td>
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<td>201 North 13th Ave</td>
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<td>NC/AC</td>
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<td>✓</td>
<td>✓</td>
<td>100</td>
<td>100</td>
<td>$445,854</td>
<td>Saleem Jafar</td>
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32 Total Nonprofit Applications  

3,081 3,486 $18,765,417

1. Award: A = recommended for an allocation, N = not recommended for an allocation
2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction
5. Credit amounts reflected are those requested. The awarded amount will not exceed this amount. Developments approved will be conditioned on a final underwriting amount and conditions. The credit amount underwritten may be less than the credits reflected on this list.
6. Allocation: R = Rural Regional Allocation, U/E = Urban/ Exurban Regional Allocation
### 2004 Housing Tax Credit Recommendations - July 28, 2004 Board Meeting
Sorted by Region, Allocation Status, Recommendation Status and Score

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

| Dev. # | Region | Development Name                  | Development Address               | Dev. City | Set-Asides | Total Units | Credits Rec. | Owner Contact | Final Score | Conflict | Comment |
|--------|--------|-----------------------------------|-----------------------------------|-----------|------------|-------------|--------------|---------------|-------------|----------|---------|---------|
|        |        |                                   |                                   |           | USDA       |             |              |               |            |          |         |
|        |        |                                   |                                   |           | NP         |             |              |               |            |          |         |
|        |        |                                   |                                   |           | AR         |             |              |               |            |          |         |
|        |        |                                   |                                   |           | LI         |             |              |               |            |          |         |
|        |        |                                   |                                   |           | Total Pop. |             |              |               |            |          |         |
|        |        |                                   |                                   |           | Credits    |             |              |               |            |          |         |
|        |        |                                   |                                   |           | Rec.       |             |              |               |            |          |         |

**Region:** 1  

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

**Applications Submitted in Region 1:**

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<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Development Address</th>
<th>Dev. City</th>
<th>Set-Asides</th>
<th>Total Units</th>
<th>Credits Rec.</th>
<th>Owner Contact</th>
<th>Final Score</th>
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<td>A</td>
<td>Stone Hollow Village</td>
<td>E. Cornell &amp; Martin Luther King Jr. Blvd.</td>
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<td>145</td>
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<td>High Score Nonprofit</td>
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<td>04088</td>
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<td>5520 58th Street</td>
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<td>Gary Hall</td>
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**Subtotal:** 256 284 $1,225,661

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<th>Set-Asides</th>
<th>Total Units</th>
<th>Credits Rec.</th>
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**Subtotal:** 352 440 $2,328,562

**Total:** 608 724 $3,554,223
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<th>6 Owner Contact</th>
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<th>Conflict</th>
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<td>A</td>
<td>Plainview Vistas</td>
<td>3200 Block of Lexington</td>
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<td>76</td>
<td>$668,428</td>
<td>Cathy Graugnard</td>
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<td>Perryton</td>
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10 Applications in Region

| Region Total: | 953 | 1,093 | **$6,134,079** |

Page 2 of 19 Tuesday, July 20, 2004
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<th>Credits Rec</th>
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<td>R.J. Collins</td>
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<td>Gardens of Tye</td>
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<td>George Hopper</td>
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<td>Green Briar Village</td>
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<td>Wichita Falls</td>
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<td>Randy Stevenson</td>
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**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

---

**Region Total:** 9 Applications in Region

**Region Total:** $4,333,864
## 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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- $6,858,203

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#### Subtotal:
- 1,258
- $7,767,458

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**Applications Submitted in Region 3:**

- **3 Briarwood Apartment**
  - Kaufman, TX
  - 513 E. 6th Street
  - 48 Units
  - Final Score: 1 Mile Conflict
  - Applications Submitted in Region 3: 6

- **3 Gardens of Mabank**
  - Mabank, NC
  - 801 S. Second Street
  - 36 Units
  - Final Score: 1 Mile Conflict

- **3 Churchill at Commerce**
  - Commerce, NC
  - 731 Culver
  - 100 Units
  - Final Score: 1 Mile Conflict

- **3 Hanford Square**
  - Granbury, NC
  - New Highway 4
  - 76 Units
  - Final Score: 1 Mile Conflict

**Region Total:**

- **3 Total Applications:** 16
- **Region Total:** 1,484 Units, 1,710 Credits, $9,298,261
### Region: 4

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

#### Applications Submitted in Region 4:

##### U/E

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**Subtotal:** 485 | 519 | $3,042,713

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**Subtotal:** 132 | 140 | $912,856

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**Total:** 401 | 420 | $2,568,298
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8 Applications in Region

Region Total: 707 756 $3,332,387
## Region: 6

### Allocation Information for Region 6:
- **Total Credits Available for Region:** $9,788,743
- **Rural Allocation:** $894,228
- **Urban/Exurban Allocation:** $8,894,515

#### 5% Required for USDA: $489,437
- **15% Required for At-Risk:** $1,468,311

### Applications Submitted in Region 6:

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**Subtotal:** 1,369 1,627 $8,540,784
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Subtotal: 1,656 1,892 $10,112,812

Total: 3,025 3,519 $18,653,596
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**Region: 7**

**Allocation Information for Region 7:**

- Total Credits Available for Region: $2,036,696
- Rural Allocation: $444,394
- Urban/Exurban Allocation: $1,592,302

- 5% Required for USDA: $101,834
- 15% Required for At-Risk: $305,504

**Applications Submitted in Region 7:**

**U/E**

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**Applications Submitted in Region 7:**

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<tr>
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<td>Mark Mayfield</td>
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**6 Applications in Region**

**Region Total:**

- Total: 424
- Total: 498
- Total: $2,880,468
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**Allocation Information for Region 8:**

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

**Applications Submitted in Region 8:**

- **U/E**
  - **Subtotal:** $1,661,150
- **Total:** $4,038,159

**Applications Submitted in Region 8:**

- **R**
  - **Subtotal:** $453,021
  - **Total:** $453,021

**Region Total:** $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

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<td>04047 9 A Stratton Oaks Stratton Ave. &amp; Zunker St.</td>
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<td>04131 9 A Alhambra 7100 Block of New Laredo Hwy.</td>
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<td>04107 9 A Whitefield Place Apartments 4622 Clark Avenue</td>
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Subtotal: 1,096 1,328 $8,210,908

Total: 1,548 1,848 $11,260,767
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# Region: 10

## Allocation Information for Region 10:

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

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<td>$2,522,570</td>
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<td></td>
<td>$2,522,570</td>
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</tr>
</tbody>
</table>

11 Applications in Region

Region Total: 1,159 1,270 $6,873,455
## Region: 12

### Allocation Information for Region 12:

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

### Applications Submitted in Region 12:

#### U/E

- **04120  12 A Sedona Springs Village**
  - Development Address: 920 W. University
  - Dev. City: Odessa
  - Act. USDA NP AR LI Total Pop.: NC □ □ □ 85 100 F
  - Credits Rec.: $652,451
  - Owner Contact: Ron Hance
  - Final Score: 147
  - Conflict: NA
  - Comment: Competitive in Region

- **04158  12 N Windrock Apartments**
  - Development Address: Near Rankin Hwy. between Wolcott Ave & Stokes Ave.
  - Dev. City: Midland
  - Act. USDA NP AR LI Total Pop.: NC □ □ □ 80 100 F
  - Credits Rec.: $642,689
  - Owner Contact: Tim Smith
  - Final Score: 143
  - Conflict: NA

- **04143  12 N Courtland Square Apartments**
  - Development Address: 3500 W. 8th Street at W. Loop 338
  - Dev. City: Odessa
  - Act. USDA NP AR LI Total Pop.: NC □ □ □ 98 98 F
  - Credits Rec.: $779,673
  - Owner Contact: Bert Magill
  - Final Score: 142
  - Conflict: NA

- **04259  12 N Villa del Arroyo Apartments**
  - Development Address: 1200 Block of Elm Street
  - Dev. City: Midland
  - Act. USDA NP AR LI Total Pop.: NC □ □ □ 46 52 F
  - Credits Rec.: $385,000
  - Owner Contact: David Diaz
  - Final Score: 141
  - Conflict: NA

- **04163  12 N Riverview Apartments**
  - Development Address: Corner of Rio Concho Drive & S. Irene St.
  - Dev. City: San Angelo
  - Act. USDA NP AR LI Total Pop.: NC □ □ □ 90 100 F
  - Credits Rec.: $735,023
  - Owner Contact: Tim Smith
  - Final Score: 141
  - Conflict: NA

**Subtotal:**

- **Total Credits:** $2,542,385
- **Subtotal:** $652,451
- **Subtotal:** $642,689
- **Subtotal:** $779,673
- **Subtotal:** $385,000
- **Subtotal:** $735,023

**Total:**

- **Total Credits:** $3,194,835
- **Subtotal:** $2,542,385

### Applications Submitted in Region 12:

#### R

- **04250  12 A Knollwood Heights Apartments**
  - Development Address: NE corner of MLK Blvd & West Mercy Dr.
  - Dev. City: Big Spring
  - Act. USDA NP AR LI Total Pop.: NC □ □ □ 63 64 F
  - Credits Rec.: $457,678
  - Owner Contact: Justin Zimmerman
  - Final Score: 117
  - Conflict: NA
  - Comment: Competitive in Region

**Subtotal:**

- **Total Credits:** $457,678
- **Subtotal:** $457,678

**Total:**

- **Total Credits:** $457,678
- **Subtotal:** $457,678

**6 Applications in Region**

**Region Total:**

- **Total Credits:** $3,652,514
- **Subtotal:** $2,542,385
- **Subtotal:** $457,678

**Total:**

- **Total Credits:** $3,652,514
- **Subtotal:** $3,194,835
- **Subtotal:** $457,678
### Region: 13

#### Allocation Information for Region 13:

<table>
<thead>
<tr>
<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>Total</th>
<th>Pop.</th>
<th>Credits</th>
<th>Rec.</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diana Palms</td>
<td>4700 Block of Diana Street</td>
<td>El Paso</td>
<td>NC</td>
<td>□</td>
<td>□</td>
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<td>34</td>
<td>36</td>
<td>0</td>
<td>$211,474</td>
<td>Bobby Bowling IV</td>
<td>200</td>
<td>NA</td>
<td>2003 Forward Commitment</td>
</tr>
<tr>
<td>Americas Palms</td>
<td>12300 Lorenzo Ruiz Drive</td>
<td>El Paso</td>
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<td>□</td>
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<td>□</td>
<td>112</td>
<td>112</td>
<td>F</td>
<td>$635,064</td>
<td>Bobby Bowling IV</td>
<td>132</td>
<td>NA</td>
<td>Competitive in Region</td>
</tr>
<tr>
<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>128</td>
<td>160</td>
<td>F</td>
<td>$985,523</td>
<td>Ike Monty</td>
<td>101</td>
<td>NA</td>
<td>Not Financially Feasible/Excessive Capture Rate</td>
</tr>
<tr>
<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>76</td>
<td>76</td>
<td>F</td>
<td>$431,206</td>
<td>Bobby Bowling IV</td>
<td>132</td>
<td>NA</td>
<td>Competitive in Region</td>
</tr>
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</table>

**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:

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<thead>
<tr>
<th>#</th>
<th>Reg</th>
<th>A</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>Total</th>
<th>Pop.</th>
<th>Credits</th>
<th>Rec.</th>
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<th>Final Score</th>
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</thead>
<tbody>
<tr>
<td>04001</td>
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<td>A</td>
<td>Diana Palms</td>
<td>4700 Block of Diana Street</td>
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<td>□</td>
<td>□</td>
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<td>$211,474</td>
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<td>112</td>
<td>F</td>
<td>$635,064</td>
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<td>1440 Cedar Oak Dr.</td>
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<td>□</td>
<td>□</td>
<td>□</td>
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<td>128</td>
<td>160</td>
<td>F</td>
<td>$985,523</td>
<td>Ike Monty</td>
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<td>Not Financially Feasible/Excessive Capture Rate</td>
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<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>76</td>
<td>76</td>
<td>F</td>
<td>$431,206</td>
<td>Bobby Bowling IV</td>
<td>132</td>
<td>NA</td>
<td>Competitive in Region</td>
</tr>
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**Subtotal:** 146 148  $846,538

**Subtotal:** 128 160  $985,523

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

#### Applications Submitted in Region 13:

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<th>Dev. City</th>
<th>Act.</th>
<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>LI</th>
<th>Total</th>
<th>Pop.</th>
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<th>Rec.</th>
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<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
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<tbody>
<tr>
<td>Horizon Palms</td>
<td>West of Darrington Rd.</td>
<td>Horizon City</td>
<td>NC</td>
<td>□</td>
<td>□</td>
<td>□</td>
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<td>76</td>
<td>76</td>
<td>F</td>
<td>$431,206</td>
<td>Bobby Bowling IV</td>
<td>132</td>
<td>NA</td>
<td>Competitive in Region</td>
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**Subtotal:** 76 76  $431,206

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

#### 4 Applications in Region

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

**Total Applications:** 13,591 15,387  $86,218,362

---

1. Award: A = recommended for an allocation, N = not recommended for an allocation
2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction
5. Credit amounts reflected are those requested. The awarded amount will not exceed this amount. Developments approved will be conditioned on a final underwriting amount and conditions. The credit amount underwritten may be less than the credits reflected on this list.
6. Allocation: R = Rural Regional Allocation, U/E = Urban/Exurban Regional Allocation
## 2004 Housing Tax Credit Status and Recommendation Factors

Sorted by Region and Then in Order by Development Number

**July 28, 2004**

<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Final Score Awarded by Department</th>
<th>Terminated/Withdrawn</th>
<th>Feasibility</th>
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<tr>
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<tr>
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<td><strong>Satisfaction of Set Aside Requirements</strong></td>
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</tr>
<tr>
<td></td>
<td></td>
<td><strong>Set-Aside</strong></td>
<td><strong>Final Score</strong></td>
<td><strong>Awarded by Department</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>NP AR U</td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td><strong>City</strong></td>
<td><strong>Score</strong></td>
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<td></td>
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<tr>
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### All Applications Located in Region 1

<table>
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<th>Terminated/Withdrawn</th>
<th>Feasibility</th>
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</thead>
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<td>Bethany Gates Apartments</td>
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<td>Vista Serena Court</td>
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<td>04057</td>
<td>Stone Hollow Village</td>
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<td>04088</td>
<td>South Plains Apartments</td>
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<td>Amarillo Apartment Community</td>
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<tr>
<td>04154</td>
<td>Plainview Vistas</td>
<td></td>
<td>142</td>
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<tr>
<td>04162</td>
<td>Travis Place Apartments</td>
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<td>04240</td>
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<td>Camden Crossing Apartments</td>
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<td>04295</td>
<td>La Mirage Villas</td>
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### All Applications Located in Region 2

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<th>Terminated/Withdrawn</th>
<th>Feasibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>04051</td>
<td>Frontier Trail Senior Village</td>
<td>NP AR U</td>
<td>143</td>
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<tr>
<td>04094</td>
<td>Big Country Senior Village</td>
<td></td>
<td>145</td>
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</tr>
</tbody>
</table>

### Notes

1: Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA

2: Allocation: U/E=Urban/Exurban; R=Rural

*Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation
<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Aside</th>
<th>Allocation</th>
<th>City</th>
<th>Score</th>
<th>Feasibility</th>
<th>Status*</th>
<th>Evaluation Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>04095</td>
<td>2</td>
<td>Green Briar Village</td>
<td></td>
<td>U/E</td>
<td>Wichita Falls</td>
<td>146</td>
<td></td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
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<tr>
<td>04172</td>
<td>2</td>
<td>Gardens of Tye</td>
<td></td>
<td>U/E</td>
<td>Tye</td>
<td>147</td>
<td></td>
<td>N</td>
<td>In a tie for score with 04241 this application has a higher credit per square foot than 04241 and therefore loses the tie.</td>
</tr>
<tr>
<td>04173</td>
<td>2</td>
<td>Gardens of Burk Burnett</td>
<td></td>
<td>R</td>
<td>Burk Burnett</td>
<td>127</td>
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<td>Gardens of Early</td>
<td></td>
<td>R</td>
<td>Early</td>
<td>132</td>
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<td>N</td>
<td>Was determined to have an excessive inclusive capture rate by the Real Estate Analysis Division.</td>
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<tr>
<td>04211</td>
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<td>Arbors at Rose Park</td>
<td></td>
<td>U/E</td>
<td>Abilene</td>
<td>129</td>
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<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04241</td>
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<td>Anson Park II</td>
<td></td>
<td>U/E</td>
<td>Abilene</td>
<td>147</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region. In a tie for score with 04172 this application has a lower credit per square foot than 04172 and therefore wins the tie.</td>
</tr>
<tr>
<td>04246</td>
<td>2</td>
<td>Wildwood Trails Apartments</td>
<td></td>
<td>R</td>
<td>Brownwood</td>
<td>130</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
</tbody>
</table>

**All Applications Located in Region 3**

<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Aside</th>
<th>Allocation</th>
<th>City</th>
<th>Score</th>
<th>Feasibility</th>
<th>Status*</th>
<th>Evaluation Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>04026</td>
<td>3</td>
<td>Oak Timbers-White Settlement II</td>
<td></td>
<td>U/E</td>
<td>White Settlement</td>
<td>150</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score in the Nonprofit Set-Aside statewide.</td>
</tr>
<tr>
<td>04028</td>
<td>3</td>
<td>Heritage Park</td>
<td></td>
<td>U/E</td>
<td>Denison</td>
<td>147</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04058</td>
<td>3</td>
<td>Spring Oaks Apartments</td>
<td></td>
<td>U/E</td>
<td>Balch Springs</td>
<td>141</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04089</td>
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<td>Villas of Forest Hill</td>
<td></td>
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<td>Forest Hill</td>
<td>138</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04093</td>
<td>3</td>
<td>Villas of Seagoville</td>
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<td>U/E</td>
<td>Seagoville</td>
<td>137</td>
<td>✔</td>
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<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04105</td>
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<td>Preston Trace Apartments</td>
<td>✔</td>
<td>U/E</td>
<td>Frisco</td>
<td>146</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score in the At-Risk Set-Aside in its region.</td>
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<tr>
<td>04109</td>
<td>3</td>
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<td>✔</td>
<td>U/E</td>
<td>Dallas</td>
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<td>✔</td>
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<td>Has a competitive score in the At-Risk Set-Aside in its region.</td>
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<tr>
<td>04118</td>
<td>3</td>
<td>Churchill at Commerce</td>
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<td>R</td>
<td>Commerce</td>
<td>139</td>
<td>✔</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
</tbody>
</table>

1: Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA
2: Allocation: U/E=Urban/Exurban; R=Rural
*Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation
<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Aside</th>
<th>Allocation</th>
<th>City</th>
<th>Score</th>
<th>Feasibility</th>
<th>Status*</th>
<th>Evaluation Comment</th>
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</thead>
<tbody>
<tr>
<td>04141</td>
<td>3</td>
<td>Spring Creek Station Apartments</td>
<td>U/E</td>
<td>Saginaw</td>
<td>137</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>Terminated on June 7, 2004.</td>
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<tr>
<td>04147</td>
<td>3</td>
<td>Shiloh Village Apartments</td>
<td>U/E</td>
<td>Dallas</td>
<td>112</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>Has a competitive score in the At-Risk Set-Aside in its region.</td>
</tr>
<tr>
<td>04151</td>
<td>3</td>
<td>Renaissance Courts</td>
<td>U/E</td>
<td>Denton</td>
<td>129</td>
<td>☑</td>
<td>☑</td>
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<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04157</td>
<td>3</td>
<td>Samaritan House</td>
<td>U/E</td>
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<td>137</td>
<td>☑</td>
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<tr>
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<td>Gardens of Mabank</td>
<td>R</td>
<td>Mabank</td>
<td>145</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
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</tr>
<tr>
<td>04180</td>
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<td>R</td>
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<tr>
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<td>☑</td>
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<td>U/E</td>
<td>Dallas</td>
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<td>☑</td>
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<tr>
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<td>Rosemont at Riverside</td>
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**All Applications Located in Region 4**

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<th>Score</th>
<th>Feasibility</th>
<th>Status*</th>
<th>Evaluation Comment</th>
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<td>U/E</td>
<td>Tyler</td>
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<td>04086</td>
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<td>Timber Village Apartments</td>
<td>☑</td>
<td>U/E</td>
<td>Marshall</td>
<td>131</td>
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<td>Longview Senior Apartment</td>
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<td>Longview</td>
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<td>☑</td>
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</table>

1: Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA  
2: Allocation: U/E=Urban/Exurban; R=Rural  
*Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation
<table>
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<td>R</td>
<td>Gladewater</td>
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<td>Kilgore</td>
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<tr>
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<td>R</td>
<td>Mount Pleasant</td>
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<tr>
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<tr>
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<td>U/E</td>
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<td>135</td>
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<td>Lone Star</td>
<td>36</td>
<td>☐</td>
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<tr>
<td>4</td>
<td>Ole Town Apartments</td>
<td>☒</td>
<td>Jefferson</td>
<td>36</td>
<td>☒</td>
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# Status

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2: Allocation: U/E=Urban/Exurban; R=Rural
*Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation
<table>
<thead>
<tr>
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<th>Development Name</th>
<th>Final Score Awarded by Department</th>
<th>Terminated/Withdrawn</th>
<th>Feasibility</th>
<th>Status*</th>
<th>Evaluation Comment</th>
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<tr>
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<td>5</td>
<td>Roselawn Manor</td>
<td>R Orange</td>
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<td>O.W. Collins Apartments</td>
<td>U/E Port Arthur</td>
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<td>Has a competitive score in the At-Risk Set-Aside in its region.</td>
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All Applications Located in Region 6

<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Final Score Awarded by Department</th>
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<th>Feasibility</th>
<th>Status*</th>
<th>Evaluation Comment</th>
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<tbody>
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<td>Cricket Hollow Apartments</td>
<td>R Willis</td>
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<td>2003 Forward Commitment.</td>
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<tr>
<td>04024</td>
<td>6</td>
<td>South Union Place</td>
<td>U/E Houston</td>
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<td>Mesa Senior's Apartments</td>
<td>U/E Houston</td>
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<td>N</td>
<td>Not Recommended: Violates the 1 Mile-1 Year Test with 04224 which is being recommended because it is competitive in the region and has a higher score than this development.</td>
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<td>Asbury Commons Apartments</td>
<td>U/E Houston</td>
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<td>Providence Place Apartments</td>
<td>U/E Katy</td>
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<td>U/E Houston</td>
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<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Aside Requirements</th>
<th>Score</th>
<th>City</th>
<th>Feasibility</th>
<th>Status*</th>
<th>Evaluation Comment</th>
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<td>Has a competitive score within its allocation type within the region.</td>
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<tr>
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<td></td>
<td>Has a competitive score in the At-Risk Set-Aside in its region.</td>
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<tr>
<td>04104</td>
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<td>137</td>
<td>The Woodlands</td>
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<td></td>
<td>Due to other awards to this applicant in other regions, this application is not</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
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<td></td>
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<td>108</td>
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<td>N</td>
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</tr>
<tr>
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<td>College Street Apartments</td>
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<td></td>
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<td>type within the region.</td>
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<td>153</td>
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<tr>
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<td></td>
<td>La Porte</td>
<td>N</td>
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<td>141</td>
<td>Houston</td>
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<td></td>
<td>Has a competitive score in the At-Risk Set-Aside in its region and has a competitive score in the Nonprofit Set-Aside statewide.</td>
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<td>134</td>
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</tr>
<tr>
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<td>Ambassador North Apartments</td>
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<td>141</td>
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<td>Terminated on May 6, 2004</td>
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<td>151</td>
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<td>A</td>
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<td>Has a competitive score within its allocation type within the region.</td>
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<td>Terminated on June 3, 2004</td>
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<table>
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<th>Allocation</th>
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<td>Houston</td>
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<td>Houston</td>
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<td>R</td>
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<td>157</td>
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</tr>
<tr>
<td>04272</td>
<td>6</td>
<td>Crosby Terrace</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>R</td>
<td>Crosby</td>
<td></td>
<td></td>
<td></td>
<td>N</td>
<td>Terminated on May 6, 2004.</td>
</tr>
<tr>
<td>04277</td>
<td>6</td>
<td>Western Oaks Apartments</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>R</td>
<td>West Columbia</td>
<td>42</td>
<td>✓</td>
<td></td>
<td>N</td>
<td>Applicant withdrew on July 2, 2004.</td>
</tr>
<tr>
<td>04279</td>
<td>6</td>
<td>Golden Manor Apartments</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>R</td>
<td>Bay City</td>
<td>38</td>
<td>✓</td>
<td></td>
<td>A</td>
<td>Satisfies the USDA Allocation in its region.</td>
</tr>
<tr>
<td>04283</td>
<td>6</td>
<td>Shady Oaks Apartments</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>R</td>
<td>Prairie View</td>
<td>40</td>
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<td>04284</td>
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<td>Katy Manor Apartments</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>R</td>
<td>Katy</td>
<td>39</td>
<td>✓</td>
<td></td>
<td>A</td>
<td>Satisfies the USDA Allocation in its region.</td>
</tr>
</tbody>
</table>

1: Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA  2: Allocation: U/E=Urban/Exurban; R=Rural  *Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation
<table>
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<th>Status*</th>
<th>Evaluation Comment</th>
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<tr>
<td>04292</td>
<td>6</td>
<td>West Side Place Apartments</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>R</td>
<td>West Columbia</td>
<td>37</td>
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<tr>
<td>04293</td>
<td>6</td>
<td>Lantana Ridge Apartments South</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>R</td>
<td>Beeville</td>
<td>86</td>
<td>A</td>
<td>Satisfies the USDA Allocation in its region.</td>
</tr>
<tr>
<td>04294</td>
<td>6</td>
<td>Lantana Ridge Apartments</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>R</td>
<td>Beeville</td>
<td>90</td>
<td>A</td>
<td>Satisfies the USDA Allocation in its region.</td>
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**All Applications Located in Region 7**

<table>
<thead>
<tr>
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<th>Evaluation Comment</th>
</tr>
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<tr>
<td>04003</td>
<td>7</td>
<td>Villas on Sixth Street</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>200</td>
<td>A</td>
<td>2003 Forward Commitment.</td>
</tr>
<tr>
<td>04004</td>
<td>7</td>
<td>Kingsland Trail Apartments</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>200</td>
<td>A</td>
<td>2003 Forward Commitment.</td>
</tr>
<tr>
<td>04101</td>
<td>7</td>
<td>Pleasant Hill Apartments</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>132</td>
<td>A</td>
<td>Has a competitive score in the At-Risk Set-Aside in its region.</td>
</tr>
<tr>
<td>04182</td>
<td>7</td>
<td>Montopolis Senior Pavilion</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>148</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04183</td>
<td>7</td>
<td>Riverside Senior Pavilion</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>141</td>
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<tr>
<td>04187</td>
<td>7</td>
<td>Chandler's Cove Retirement</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>121</td>
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**All Applications Located in Region 8**

<table>
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<th>Evaluation Comment</th>
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<tr>
<td>04017</td>
<td>8</td>
<td>Country Lane Seniors-Temple</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>147</td>
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<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
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<tr>
<td>04018</td>
<td>8</td>
<td>Terrace Pines</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
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<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04052</td>
<td>8</td>
<td>Chisholm Trail Senior Village</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>149</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04122</td>
<td>8</td>
<td>Temple Senior Apartment</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>115</td>
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</tr>
<tr>
<td>04145</td>
<td>8</td>
<td>Village at Meadowbend Apartments II</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>149</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04152</td>
<td>8</td>
<td>Bluffview Villas</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>112</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
</tbody>
</table>

1: Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA  2: Allocation: U/E=Urban/Exurban; R=Rural
*Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation
<table>
<thead>
<tr>
<th>#</th>
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<th>Set-Aside(s)</th>
<th>Allocation</th>
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<th>Status*</th>
<th>Evaluation Comment</th>
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<tbody>
<tr>
<td>04239</td>
<td>8</td>
<td>Crescent Rivers</td>
<td>NP AR U/E</td>
<td>U/E</td>
<td>Waco</td>
<td>116</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04007</td>
<td>9</td>
<td>Oaks Of Bandera</td>
<td>R</td>
<td>R</td>
<td>Bandera</td>
<td>119</td>
<td>✓</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04008</td>
<td>9</td>
<td>Friendship Place</td>
<td></td>
<td>R</td>
<td>Fredericksburg</td>
<td>114</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04047</td>
<td>9</td>
<td>Stratton Oaks</td>
<td>✓</td>
<td>U/E</td>
<td>Seguin</td>
<td>149</td>
<td>✓</td>
<td>Has a competitive score in the Nonprofit Set-Aside statewide.</td>
</tr>
<tr>
<td>04073</td>
<td>9</td>
<td>Avenue Park Villas</td>
<td></td>
<td>U/E</td>
<td>San Antonio</td>
<td>122</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04074</td>
<td>9</td>
<td>Las Palmas Garden Apartments</td>
<td>✓ ✓</td>
<td>U/E</td>
<td>San Antonio</td>
<td>132</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04084</td>
<td>9</td>
<td>Chelsea Place Apartments</td>
<td></td>
<td>U/E</td>
<td>Selma</td>
<td>143</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
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<tr>
<td>04107</td>
<td>9</td>
<td>Whitefield Place Apartments</td>
<td></td>
<td>U/E</td>
<td>San Antonio</td>
<td>133</td>
<td>✓</td>
<td>Has a competitive score in the At-Risk Set-Aside in its region.</td>
</tr>
<tr>
<td>04130</td>
<td>9</td>
<td>Villas at Costa Biscaya</td>
<td></td>
<td>U/E</td>
<td>San Antonio</td>
<td>147</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04137</td>
<td>9</td>
<td>Villas At Costa Verde</td>
<td></td>
<td>U/E</td>
<td>San Antonio</td>
<td></td>
<td>✓</td>
<td>Has a competitive score in the Nonprofit Set-Aside statewide. In a tie for score with 04149 this application has a lower credit per square foot than 04149 and therefore wins the tie.</td>
</tr>
<tr>
<td>04140</td>
<td>9</td>
<td>Villa at Costa Cadiz</td>
<td></td>
<td>U/E</td>
<td>San Antonio</td>
<td>147</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
</tbody>
</table>

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2: Allocation: U/E=Urban/Exurban; R=Rural
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<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
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<th>City</th>
<th>Score</th>
<th>Feasibility</th>
<th>Status</th>
<th>Evaluation Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>04142</td>
<td>9</td>
<td>Western Trail Apartments</td>
<td>NP AR U</td>
<td>U/E</td>
<td>San Antonio</td>
<td>144</td>
<td></td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04149</td>
<td>9</td>
<td>Seton Home Center for Teen Moms</td>
<td>✓</td>
<td>U/E</td>
<td>San Antonio</td>
<td>148</td>
<td></td>
<td>N</td>
<td>There are not enough funds in Region 9 Urban/Exurban to allocate credits to any additional developments. In a tie for score with 04131 this application has a higher credit per square foot than 04131 and therefore loses the tie.</td>
</tr>
<tr>
<td>04218</td>
<td>9</td>
<td>Converse Village Apartments</td>
<td>✓</td>
<td>U/E</td>
<td>Converse</td>
<td>137</td>
<td></td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04258</td>
<td>9</td>
<td>Vista Del Sol-The Rudy C Perez, Sr.</td>
<td>✓</td>
<td>U/E</td>
<td>San Antonio</td>
<td>147</td>
<td></td>
<td>N</td>
<td>There are not enough funds in Region 9 Urban/Exurban to allocate credits to any additional developments.</td>
</tr>
<tr>
<td>04260</td>
<td>9</td>
<td>Towne Park in Fredericksburg II</td>
<td>✓</td>
<td>R</td>
<td>Fredericksburg</td>
<td>118</td>
<td>✓</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04261</td>
<td>9</td>
<td>Gruene Oaks Apartments</td>
<td>✓</td>
<td>U/E</td>
<td>New Braunfels</td>
<td>128</td>
<td></td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
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</tbody>
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All Applications Located in Region 10

<table>
<thead>
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<th>#</th>
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<th>Set-Aside</th>
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<th>Feasibility</th>
<th>Status</th>
<th>Evaluation Comment</th>
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</thead>
<tbody>
<tr>
<td>04050</td>
<td>10</td>
<td>San Diego Creek Apartments</td>
<td>✓</td>
<td>R</td>
<td>Alice</td>
<td>139</td>
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<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
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<tr>
<td>04071</td>
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<td>Sea Breeze</td>
<td>✓</td>
<td>U/E</td>
<td>Corpus Christi</td>
<td>128</td>
<td></td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04082</td>
<td>10</td>
<td>Fenner Square</td>
<td>✓</td>
<td>R</td>
<td>Goliad</td>
<td>135</td>
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<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
</tr>
<tr>
<td>04129</td>
<td>10</td>
<td>Pelican Landing Townhomes</td>
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<td>R</td>
<td>Rockport</td>
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<tr>
<td>04150</td>
<td>10</td>
<td>Alicia Manors Apartments</td>
<td>✓</td>
<td>R</td>
<td>Alice</td>
<td></td>
<td></td>
<td>N</td>
<td>Applicant withdrew on April 6, 2004.</td>
</tr>
<tr>
<td>04216</td>
<td>10</td>
<td>Thomas Ninke Senior Village</td>
<td>✓</td>
<td>U/E</td>
<td>Victoria</td>
<td>154</td>
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<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
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<tr>
<td>04290</td>
<td>10</td>
<td>L.U.L.A.C. Village Park</td>
<td>✓</td>
<td>U/E</td>
<td>Corpus Christi</td>
<td>102</td>
<td>✓</td>
<td>A</td>
<td>Has a competitive score in the At-Risk Set-Aside in its region.</td>
</tr>
</tbody>
</table>

1: Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA
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*Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation
<table>
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<th>Allocation</th>
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<th>Score</th>
<th>Evaluation Comment</th>
<th>Status*</th>
</tr>
</thead>
<tbody>
<tr>
<td>04291</td>
<td>10</td>
<td>Saltgrass Landing Apartments</td>
<td>✓ ✓ ✓</td>
<td>R</td>
<td></td>
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<td>Rockport</td>
<td>90</td>
<td>✓</td>
<td>A</td>
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<td>Sierra Royale Apartments</td>
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<td>R</td>
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<td></td>
<td>Robstown</td>
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### Feasibility

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<th>Final Score Awarded by Department</th>
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### Satisfaction of Set Aside Requirements

- **Satisfaction of Set Aside Requirements**: ✓✓✓ satisfies the USDA Allocation in its region.
- **Feasibility**: Not Recommended: Does not have a competitive enough score within its allocation type within the region.

### All Applications Located in Region 11

- **04013**: Kingswood Village
  - U/E Edinburg
  - Score: 114
  - Evaluation Comment: Not Recommended: Does not have a competitive enough score within its allocation type within the region.

- **04014**: La Villita Apartments II
  - U/E Brownsville
  - Score: 147
  - Evaluation Comment: Has a competitive score within its allocation type within the region.

### Set-Aside Abbreviations

- NP = Nonprofit
- AR = At-Risk
- U = USDA
- Allocation: U/E = Urban/Exurban; R = Rural

### Recommendation Status

- "A" = Recommended for Allocation
- "N" = Not Recommended for Allocation

---

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### All Applications Located in Region 12

<table>
<thead>
<tr>
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<th>AR</th>
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<th>Allocation</th>
<th>City</th>
<th>Score</th>
<th>Status*</th>
<th>Evaluation Comment</th>
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<tbody>
<tr>
<td>04120</td>
<td>12</td>
<td>Sedona Springs Village</td>
<td></td>
<td></td>
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<td>U/E</td>
<td>Odessa</td>
<td>147</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04143</td>
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<td>Courtland Square Apartments</td>
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<td></td>
<td></td>
<td>U/E</td>
<td>Odessa</td>
<td>142</td>
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<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
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<td>04158</td>
<td>12</td>
<td>Windrock Apartments</td>
<td></td>
<td></td>
<td></td>
<td>U/E</td>
<td>Midland</td>
<td>143</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
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<td>Riverview Apartments</td>
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<td>U/E</td>
<td>San Angelo</td>
<td>141</td>
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<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
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<tr>
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<td>Knollwood Heights Apartments</td>
<td></td>
<td></td>
<td></td>
<td>R</td>
<td>Big Spring</td>
<td>117</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
<tr>
<td>04259</td>
<td>12</td>
<td>Villa del Arroyo Apartments</td>
<td></td>
<td></td>
<td></td>
<td>U/E</td>
<td>Midland</td>
<td>141</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within the region.</td>
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</tbody>
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### All Applications Located in Region 13

<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>NP</th>
<th>AR</th>
<th>U</th>
<th>Allocation</th>
<th>City</th>
<th>Score</th>
<th>Status*</th>
<th>Evaluation Comment</th>
</tr>
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<tbody>
<tr>
<td>04070</td>
<td>13</td>
<td>Cedar Oak Townhomes</td>
<td></td>
<td></td>
<td></td>
<td>U/E</td>
<td>El Paso</td>
<td>101</td>
<td>N</td>
<td>Was determined to have an excessive inclusive capture rate and to be financially infeasible upon review by the Real Estate Analysis Division.</td>
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<tr>
<td>04196</td>
<td>13</td>
<td>Americas Palms</td>
<td></td>
<td></td>
<td></td>
<td>U/E</td>
<td>El Paso</td>
<td>132</td>
<td>A</td>
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<tr>
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<td>Horizon Palms</td>
<td></td>
<td></td>
<td></td>
<td>R</td>
<td>Horizon City</td>
<td>132</td>
<td>A</td>
<td>Has a competitive score within its allocation type within the region.</td>
</tr>
</tbody>
</table>

187 Total Applications Including 2004 Forward Commitments

---

1: Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA
2: Allocation: U/E=Urban/Exurban; R=Rural
*Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary

Oaks Of Bandera

BASIC DEVELOPMENT INFORMATION

Site Address: 400 Block of Old San Antonio Highway
City: Bandera
County: Bandera
Set Asides: At-Risk: 0
Nonprofit: 0
Population Served: F
Region: 9

Owner/Employee Units: 0
Owner: Oaks of Bandera Apartments
Lucille Jones - Phone: (830) 257-5323
Developer: Bandera Western Oaks Builders, L.L.C.
Housing GC: G.G. MacDonald, Inc.
Architect: A. Ray Payne
Market Analyst: Mark C. Temple
Syndicator: Boston Capital Partners
Supp Services: Community Council of South Central Texas
Consultant: N/A

UNIT INFORMATION

<table>
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<tr>
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<th>3 BR</th>
<th>4 BR+</th>
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<td>36</td>
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</tr>
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Total LI Units: 76
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 76

FUNDING INFORMATION

Credits Requested: $473,144
Credits Recommended in an Amount Not to Exceed: $473,144

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

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

PUBLIC COMMENT SUMMARY

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

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

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

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: 119
- Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Friendship Place

BASIC DEVELOPMENT INFORMATION
Site Address: 600-700 E. Friendship Lane
City: Fredericksburg
County: Gillespie
Zip Code: 78624
Development #: 04008
Region: 9
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
Consultant: N/A

UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
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Total LI Units: 76
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 76

FUNDING INFORMATION
Credits Requested: $473,144
Credits Recommended in an Amount Not to Exceed: $0
Other Department Funds: No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

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

Local Officials and Other Public Officials:
Mayor/Judge: Tim Crenwelge, Mayor, S Resolution of Support from Local Government ☑
Mark Stroehrer, Judge, S

Individuals/Businesses: In Support: 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 and minimal support from non-officials. There was no opposition.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☐ Score: 114
☐ Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

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

**Tyler Square Apartments**

### BASIC DEVELOPMENT INFORMATION

| Site Address: 1007 NNW Loop 323 | Development #: 04012 |
| City: Tyler | Region: 4 |
| County: Smith | Zip Code: 75702 |
| Set Asides: At-Risk | Nonprofit |

Population Served: F

### 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
- **Consultant:** Dwelchel Consulting

### UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
<th>1 BR</th>
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<td>30%</td>
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<td>160</td>
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Total LI Units: 160
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 160

### FUNDING INFORMATION

- Credits Requested: $652,315
- Credits Recommended in an Amount Not to Exceed: $652,315
- No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- TX Senator: Dr. Bob Deuell, District 2 (S) Points: 3 US Rep.: NC
- TX Representative: Leo Berman, District 6 (S) 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
  - Bob Turner, City Manager, Neutral

**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 neutrality from an official.
Tyler Square Apartments

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

- Score: 109
- Meeting a Required Set Aside

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

## Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>521 South 27th Avenue</th>
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</thead>
<tbody>
<tr>
<td>City</td>
<td>Edinburg</td>
</tr>
<tr>
<td>County</td>
<td>Hidalgo</td>
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<tr>
<td>Region</td>
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<td>Pop. Served</td>
<td>F</td>
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<tr>
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<tr>
<td>Owner</td>
<td>Kingswood South 27th L.P.</td>
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<td>Phone</td>
<td>(512) 264-1020</td>
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<tr>
<td>Developer</td>
<td>Edgewater Affordable, L.P.</td>
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<tr>
<td>Housing GC</td>
<td>Capital Home Repairs</td>
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<tr>
<td>Architect</td>
<td>Lloyd Waler Jary &amp; Associates</td>
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<tr>
<td>Market Analyst</td>
<td>O'Connor &amp; Associates</td>
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<td>Supp Services</td>
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<tr>
<td>Consultant</td>
<td>Dwelchel Consulting</td>
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## Owner and Development Team

<table>
<thead>
<tr>
<th>Owner</th>
<th>Kingswood South 27th, L.P.</th>
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</thead>
<tbody>
<tr>
<td>Developer</td>
<td>Edgewater Affordable, L.P.</td>
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<td>Housing GC</td>
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<td>Architect</td>
<td>Lloyd Waler Jary &amp; Associates</td>
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<tr>
<td>Market Analyst</td>
<td>O'Connor &amp; Associates</td>
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<tr>
<td>Syndicator</td>
<td>The Enterprise Social Investment Corp.</td>
</tr>
<tr>
<td>Supp Services</td>
<td>N/A</td>
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<tr>
<td>Consultant</td>
<td>Dwelchel Consulting</td>
</tr>
</tbody>
</table>

## Unit Information

- **Eff**: 1 BR 2 BR 3 BR 4BR+ 30% 40% 50% 60% 0 0 0 0 80
- **Total LI Units**: 80
- **Total Project Units**: 80

## Funding Information

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

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

## Public Comment Summary

- **State/Federal Officials with Jurisdiction**:
  - Texas Senator: Juan "Chuy" Hinojosa, District 20 [S] Points: 3 US Rep.: NC
  - Texas Representative: Aaron Pena, District 40 [NC] Points: 0 US Senator: NC

- **Local Officials and Other Public Officials**:
  - Mayor/Judge: Richard H. Garcia, Mayor, S
  - Resolution of Support from Local Government:☐
  - Ramon Garcia, County Judge, S

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

## Neighborhood Input

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

**General Summary of Comment**

There was minimal support from officials and non-officials alike. There was no opposition.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☐ Score: 114  ☐ Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**Multifamily Finance Production - 2004 Application Cycle**

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

**La Villita Apartments II**

### BASIC DEVELOPMENT INFORMATION

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<th>Field</th>
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<td>County</td>
<td>Cameron</td>
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<td>Zip Code</td>
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<td>Owner</td>
<td>Housing Associates of Brownsville II, Ltd.</td>
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<tr>
<td>Developer</td>
<td>Kingsway Development</td>
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<td>Housing GC</td>
<td>Alpha Construction Company</td>
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<tr>
<td>Sydicator</td>
<td>Midland Equity Corporation</td>
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<tr>
<td>Owner:</td>
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</tr>
<tr>
<td>Developer:</td>
<td>Kingsway Development</td>
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<td>Housing GC:</td>
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### OWNER AND DEVELOPMENT TEAM

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<tbody>
<tr>
<td>Owner</td>
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<td>Developer</td>
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<td>Midland Equity Corporation</td>
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<td>Supp Services</td>
<td>Neighbors in Need of Services Inc.</td>
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<td>Consultant:</td>
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### FUNDING INFORMATION

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

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

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- TX Senator: Eddie Lucio, Jr., District 27  
  - Points: 3  
  - US Rep.: Solomon P. Ortiz, Dist. 27, S
- TX Representative Rene Oliveira, District 37  
  - Points: 3  
  - US Senator: NC

**Local Officials and Other Public Officials:**
- Mayor/Judge: Eddie Trevino Jr, Mayor, S  
  - Resolution of Support from Local Government:  
- Gilberto Hinojosa, County Judge, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials. There was no opposition.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☑ Score: 147  □ Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Country Lane Seniors-Temple

BASIC DEVELOPMENT INFORMATION

Site Address: H.K. Dodgen Loop at MLK Jr. Drive
City: Temple
Region: 8
County: Bell
Zip Code: 76504
Population Served: E
Set Asides: At-Risk, Nonprofit
Allocation: U/E
Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM

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

UNIT INFORMATION

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<td>60%</td>
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Total LI Units: 85
Market Rate Units: 15
Owner/Employee Units: 0
Total Project Units: 100

FUNDING INFORMATION

Credits Requested: $762,879
Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

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

Local Officials and Other Public Officials:
Mayor/Judge: William A. Jones, Mayor, S Resolution of Support from Local Government [✓]
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

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: 147
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Terrace Pines

BASIC DEVELOPMENT INFORMATION

Site Address: 819 Krenek Tap Road
City: College Station  Region: 8
County: Brazos  Zip Code: 77845
Set Asides: ☐ At-Risk  ☐ Nonprofit  Allocation: U/E  ☐ USDA  Purpose / Activity: NC

Owner/Employee Units: 0

Credits Requested: $589,664  Purpose / Activity: NC
Developer: Lankford Interests, LLC
Housing GC: Lankford Construction, LLC
Architect: Hill & Frank Architects
Market Analyst: Allen & Associates Consulting
Syndicator: PNC Multifamily Capital
Consultant: Del Mar Development, LLC

UNIT INFORMATION

<table>
<thead>
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<tr>
<td>9</td>
<td>10</td>
<td>12</td>
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Owner: College Station Terrace Pines Apt. Homes
Michael Lankford - Phone: (713) 626-9655

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

FUNDING INFORMATION

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Steve Ogdan , 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.

7/21/2004 12:15 PM
Brazos Valley Community Action Agency, Betty J. Steelman  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 appreciates that the development's landscape design is attractive, that the developer worked closely with the community in the planning process, and that the amenities planned for future residents will be beneficial.

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

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
☒ Score: 149  ☐ Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
South Union Place

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>7210 Scott Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>Houston</td>
</tr>
<tr>
<td>County:</td>
<td>Harris</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>77021</td>
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<tr>
<td>Region:</td>
<td>6</td>
</tr>
<tr>
<td>Total Project Units:</td>
<td>125</td>
</tr>
<tr>
<td>Population Served:</td>
<td>ET</td>
</tr>
<tr>
<td>Allocation:</td>
<td>U/E</td>
</tr>
</tbody>
</table>

### OWNER AND DEVELOPMENT TEAM

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

### UNIT INFORMATION

<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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<tr>
<td>30%</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td></td>
</tr>
</tbody>
</table>

- Total LI Units: 100
- Market Rate Units: 25
- Owner/Employee Units: 0
- Total Project Units: 125

### FUNDING INFORMATION

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

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

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:

- TX Senator: Rodney Ellis, District 13
  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: No

#### 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.

7/21/2004 12:15 PM
South Union Civic Club, Dorothy Hughes-Stevenson
Letter Score: NA  S or O: S
The organization expresses a general statement of support for the development.

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

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

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

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

☑ Score: 142  ☐ Meeting a Required Set Aside
Explanation: Has a competitive score within its allocation type within the region.
# Oak Timbers-White Settlement II

## BASIC DEVELOPMENT INFORMATION
- **Site Address:** 8301 Tumbleweed Trail
- **City:** White Settlement
- **County:** Tarrant
- **Zip Code:** 76108
- **Population Served:** E
- **Set Asides:** None
- **Allocation:** U/E
- **Purpose / Activity:** NC

## OWNER AND DEVELOPMENT TEAM
- **Owner:** Oak Timbers-White Settlement II, L.P.
- **Developer:** A.V. Mitchell
- **Housing GC:** Alpha Construction Company
- **Architect:** Southwest Architects Inc.
- **Market Analyst:** Ipser and Associates
- **Supp Services:** White Settlement Senior Services
- **Consultant:** N/A

## UNIT INFORMATION
<table>
<thead>
<tr>
<th>Eff</th>
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<td>9</td>
<td>3</td>
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<td>39</td>
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## UNIT INFORMATION
- **Total LI Units:** 80
- **Market Rate Units:** 20
- **Owner/Employee Units:** 0
- **Total Project Units:** 100

## FUNDING INFORMATION
- **Credits Requested:** $417,280
- **Credits Recommended in an Amount Not to Exceed:** $417,280
- **Other Department Funds:** None

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

## PUBLIC COMMENT SUMMARY
- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Jane Nelson, District 12
  - **Points:** 3
  - **US Rep.: NC**
  - **TX Representative:** Charlie Geren, District 99
  - **Points:** 3
  - **US Senator:** NC

- **Local Officials and Other Public Officials:**
  - **Mayor/Judge:** James O. Ouzst, Mayor, S
  - Resolution of Support from Local Government
  - **J.D. Johnson, County Commissioner, Pct. 4, S**

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

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

- **General Summary of Comment:**
  - There was broad support from officials and there was minimal support from non-officials. There was no opposition.
<table>
<thead>
<tr>
<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
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<tbody>
<tr>
<td>✓ Score: 150</td>
</tr>
<tr>
<td>✓ Meeting a Required Set Aside</td>
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**Explanation:** Has a competitive score in the Nonprofit Set-Aside statewide.
### BASIC DEVELOPMENT INFORMATION

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<td>Site Address:</td>
<td>1916 N. S.H. 91</td>
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<td>City:</td>
<td>Denison</td>
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<td>Population Served:</td>
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<td>Purpose / Activity:</td>
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</tr>
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<td>Owner:</td>
<td>Housing Associates of Heritage Park, Ltd.</td>
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<td>Developer:</td>
<td>Rumsey Development</td>
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<td>Housing GC:</td>
<td>Alpha Construction Company</td>
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<tr>
<td>Architect:</td>
<td>Cross Architects, PLLC</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>Ipser &amp; Associates</td>
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<tr>
<td>Consultant:</td>
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### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner:</th>
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<tr>
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<td>Architect:</td>
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<td>Market Analyst:</td>
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<td>Consultant:</td>
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### UNIT INFORMATION

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

### FUNDING INFORMATION

| Credits Requested: | $501,577 |
| Other Department Funds: | No other funds were requested from the Department. |

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

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:

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

#### Local Officials and Other Public Officials:

- Mayor/Judge: Bill Lindsay, Mayor, S
- Robert Brady, City Council Member, Place 3, S
- Wilbert Malvern, City Council Member, Place 2, S
- Resolution of Support from Local Government
- Faye Brockett, Planning and Zoning, 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.

7/21/2004 12:15 PM
General Summary of Comment:
There was overwhelming support from officials and non-officials alike. There was no opposition.

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

- ✔ Score: 147
- □ Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Park Estates

BASIC DEVELOPMENT INFORMATION

Site Address: 1200 Block
City: Nacogdoches
County: Nacogdoches
Set Asides: At-Risk
Allocation: R
Purpose/Activity: NC

Owner/Employee Units: 0
Total Project Units: 36
Total LI Units: 34

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

UNIT INFORMATION

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Credits Requested: $393,033
Credits Recommended in an Amount Not to Exceed: $393,033

FUNDING INFORMATION

No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

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

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

Individuals/Businesses In Support: 1 In Opposition: 0

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

Park Crest Residence Council, Rudy Nell Davis
Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

General Summary of Comment:
There was support from officials, including a resolution from the city, and minimal support from non-officials. There was no opposition.

7/21/2004 12:15 PM
<table>
<thead>
<tr>
<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
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<tbody>
<tr>
<td>☑ Score: 147    ☐ Meeting a Required Set Aside</td>
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Explanation: Has a competitive score within its allocation type within the region.
### BASIC DEVELOPMENT INFORMATION

<table>
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<th>Site Address: 3600 Block of E. Mile 8 North</th>
<th>Development #: 04032</th>
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<tbody>
<tr>
<td>City: Weslaco</td>
<td>Region: 11</td>
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<td>County: Hidalgo</td>
<td>Zip Code: 78596</td>
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<tr>
<td>Set Asides: At-Risk</td>
<td>Owner/Employee Units: 0</td>
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<td>Population Served: F</td>
<td>Owner: Los Milagros Apartments L.P.</td>
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<tr>
<td>Allocation: U/E</td>
<td>Rowan Smith - Phone: (281) 550-7077</td>
</tr>
<tr>
<td>Purpose / Activity: NC</td>
<td>Developer: Texas Regional Properties</td>
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<tr>
<td></td>
<td>Housing GC: Texas Regional Construction</td>
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<td></td>
<td>Architect: Clerkey Watkins Group</td>
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<td></td>
<td>Market Analyst: Apartment Market Data</td>
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<tr>
<td></td>
<td>Syndicator: Richman Group</td>
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<td>Consultant: N/A</td>
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### UNIT INFORMATION

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<td>Total LI Units: 128</td>
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<td>Owner/Employee Units: 0</td>
<td>Owner/Employee Units: 0</td>
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<td>Total Project Units: 160</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** Los Milagros Apartments L.P.  
  Rowan Smith - Phone: (281) 550-7077
- **Developer:** Texas Regional Properties
- **Housing GC:** Texas Regional Construction
- **Architect:** Clerkey Watkins Group
- **Market Analyst:** Apartment Market Data
- **Syndicator:** Richman Group
- **Supp Services:** N/A
- **Consultant:** N/A

### FUNDING INFORMATION

- **Credits Requested:** $1,002,175
- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

- **Individuals/Businesses In Support:** 1035  
  In Opposition: 0

- **Neighborhood Input:**
  - 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.

7/21/2004 12:15 PM
El Patrimonio Neighborhood Organization, Carlos Flores  
Letter Score: NA  S or O: S

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

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

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

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

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

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

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

El Pueblo Dorado Neighborhood Organization, Jessica Armendariz  
Letter Score: NA  S or O: S

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

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

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

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

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

Rio Grande Habitat For Humanity, Gary Lenz  
Letter Score: NA  S or O: S

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

**General Summary of Comment:**

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

---

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

- Score: 134  
- Meeting a Required Set Aside

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Multifamily Finance Production - 2004 Application Cycle  
July Board Summary - Development Information and Public Input Summary

Bethany Gates Apartments

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<th>BASIC DEVELOPMENT INFORMATION</th>
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<td>City: Lubbock</td>
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<td>County: Lubbock</td>
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<td>Set Asides: ☐ At-Risk ☐ Nonprofit</td>
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<tr>
<td>Owner/Employee Units: 0</td>
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<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Owner: Bethany Gates Apartments L.P.</td>
</tr>
<tr>
<td>Developer: Bozrah International Ministries</td>
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<tr>
<td>Housing GC: Texas Regional Construction</td>
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<tr>
<td>Architect: Clerkley Watkins Group</td>
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<td>Market Analyst: Apartment Market Data</td>
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<td>Syndicator: Richman Group</td>
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<td>Supp Services: Bozrah International Ministries</td>
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<td>Consultant: Ketinna Livingston</td>
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<th>UNIT INFORMATION</th>
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<td>5 0 36 119</td>
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Total LI Units: 160  
Market Rate Units: 40  
Owner/Employee Units: 0  
Total Project Units: 200

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<th>FUNDING INFORMATION</th>
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<td>Credits Requested: $887,418</td>
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<td>Credits Recommended in an Amount Not to Exceed: $0</td>
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<td>Other Department Funds: No other funds were requested from the Department.</td>
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

<table>
<thead>
<tr>
<th>PUBLIC COMMENT SUMMARY</th>
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<tbody>
<tr>
<td>Guide: &quot;O&quot; = Oppose, &quot;S&quot; = Support, &quot;N&quot; = Neutral, &quot;NC&quot; or Blank = No comment</td>
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State/Federal Officials with Jurisdiction:  
TX Senator: Robert Duncan, District 28 | 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 |
Tom Head, County Judge, S |
Delwin Jones, TX. State Representative, Dist. 83, S |

Individuals/Businesses  In Support: 0  In Opposition: 0

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.

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: 116
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa del Sol

BASIC DEVELOPMENT INFORMATION

Site Address: 700 East St. Charles Street
City: Brownsville
County: Cameron
Owner: VDS Housing, Ltd.
Developer: Tekoa Partners, Ltd.
Consultant: N/A

Population Served: E
Allocation: U/E

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

UNIT INFORMATION

Credits Requested: $485,000
Credits Recommended in an Amount Not to Exceed: $485,000
No other funds were requested from the Department.

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

FUNDING INFORMATION

No other Department Funds:

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

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

Local Officials and Other Public Officials:

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

Individuals/Businesses In Support: 185 In Opposition: 0

Neighborhood Input:

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

Linda Vista, Las Brisas, Sunset Terace & Rose Gardens Resident Association, Mary Gutierrez, President 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.

7/21/2004 12:15 PM
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.

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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 and amenities planned for residents in the development will be very beneficial.

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 and amenities planned for residents in the development will be very beneficial.

The organization supports this development because it will fulfill a need in the community for affordable and safe 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: 151
- [ ] Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Las Canteras Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 400 Block of East Thomas Road
City: Pharr
County: Hidalgo
Zip Code: 78587
Total Project Units: 100

Owner/Employee Units: 0

OWNER AND DEVELOPMENT TEAM

Owner: Las Canteras Housing Partners, Ltd.
Developer: Tekoa Partners
Housing GC: N/A
Architect: Transwest Investments, dba Hoff Architects
Market Analyst: Gerald A. Teel Company, Inc.
Syndicator: Related Capital
Consultant: Flores Residential L.C.

UNIT INFORMATION

<table>
<thead>
<tr>
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<td>14</td>
</tr>
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Total LI Units: 100
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 100

FUNDING INFORMATION

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

Funding Information: No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

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

Local Officials and Other Public Officials:

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

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

Neighborhood Input:

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.

7/21/2004 12:15 PM
Padre De Vida Neighborhood Organization, D. Gonzalez
The organization opposes 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
The organization opposes the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

La Estancia Neighborhood Organization, Y. Garcia
The organization opposes 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
The organization opposes 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.
The organization opposes the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

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

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

Las Milpas Resident Council, Rosario Perez
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
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.

<table>
<thead>
<tr>
<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Score: 158 ☑ Meeting a Required Set Aside</td>
</tr>
</tbody>
</table>

Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.
MESA SENIOR'S APARTMENTS

Site Address: 9700 Block of Mesa Road
City: Houston
County: Harris
Total Project Units: 150
Region: 6

BASIC DEVELOPMENT INFORMATION

Credits Requested: $1,132,759
Credits Recommended in an Amount Not to Exceed: $0

FUNDING INFORMATION

No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Mario Gallegos, Jr., District 6 [S Points: 3] US Rep.: NC
TX Representative 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: 1 In Opposition: 0

Neighborhood Input:
East Houston / Settegast Super Neighborhood Council, Joyce Willis Letter Score: 12 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 Representative Thompson who is opposed to this application due to concerns of saturation in her district.
<table>
<thead>
<tr>
<th>Score: 143</th>
<th>Meeting a Required Set Aside</th>
</tr>
</thead>
</table>

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

**Multifamily Finance Production - 2004 Application Cycle**

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

**Stratton Oaks**

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Stratton Ave. &amp; Zunker St.</th>
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<tbody>
<tr>
<td>City</td>
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<td>County</td>
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<td>Region</td>
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<tr>
<td>Population Served</td>
<td>F</td>
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<tr>
<td>Set Asides</td>
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<tr>
<td>Funding Information</td>
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<tr>
<td>Credits Requested</td>
<td>$590,539</td>
</tr>
</tbody>
</table>

### OWNER AND DEVELOPMENT TEAM

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

### UNIT INFORMATION

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<td>9</td>
<td>15</td>
<td>16</td>
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</table>

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

### FUNDING INFORMATION

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

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

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Jeff Wentworth, District 25  
  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:** 149
- **Meeting a Required Set Aside**

Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.
### BASIC DEVELOPMENT INFORMATION

| Site Address: | 1499 Easterling Drive | Development #: | 04050 |
| City:         | Alice                | Region:       | 10   |
| County:       | Jim Wells            | Zip Code:     | 78333|
| Set Asides:   | At-Risk, Nonprofit   | Allocation:   | R    |
| 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         |
| Supp Services | N/A                  |
| Consultant:   | KLT Associates, L.P.  |

### UNIT INFORMATION

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| Total LI Units: | 64 |
| Market Rate Units: | 8 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 72 |

### 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
- **Supp Services**: N/A
- **Consultant**: KLT Associates, L.P.

### FUNDING INFORMATION

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

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

### PUBLIC COMMENT SUMMARY

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

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

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

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and minimal support from non-officials. There was no opposition.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☑ Score: 139  ☐ Meeting a Required Set Aside

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

**Multifamily Finance Production - 2004 Application Cycle**

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

**Frontier Trail Senior Village**

### BASIC DEVELOPMENT INFORMATION

<table>
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<th>Site Address:</th>
<th>Wildlife Trail Pkwy at Glen Eagles Court</th>
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<tr>
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<tr>
<td>Allocation:</td>
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<td>USDA</td>
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<tr>
<td>Purpose / Activity:</td>
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</table>

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

### OWNER AND DEVELOPMENT TEAM

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

### UNIT INFORMATION

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<thead>
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<td>3</td>
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- **Total LI Units:** 72
- **Market Rate Units:** 8
- **Owner/Employee Units:** 0
- **Total Project Units:** 80

### FUNDING INFORMATION

- **Credits Requested:** $530,000
- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:
- **TX Senator:** Troy Fraser, District 24 [S] Points: 3 US Rep.: NC
- **TX Representative:** Bob Hunter, District 71 [S] Points: 3 US Senator: NC

#### Local Officials and Other Public Officials:
- **Mayor/Judge:** Grady Barr, Mayor, S
- **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.
**Frontier Trail Senior Village**

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

- [ ] Score: 143
- [ ] Meeting a Required Set Aside

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Chisholm Trail Senior Village

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | 9th Street at Harris Street | Development #: | 04052 |
| City: | Belton | Region: | 8 |
| County: | Bell | Zip Code: | 76513 |
| Total Project Units: | 60 |

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

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</table>

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

**FUNDING INFORMATION**

Credits Requested: $415,000
Credits Recommended in an Amount Not to Exceed: $415,000

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

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Resolution of Support from Local Government

<table>
<thead>
<tr>
<th>Individuals/Businesses</th>
<th>In Support</th>
<th>In Opposition</th>
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<tbody>
<tr>
<td>Nolan Creek Neighborhood Association, James W. Hill Jr.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Letter Score: NA S or O: 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.

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.

7/21/2004 12:15 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- [x] Score: 149
- [ ] Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Vista Serena Court

BASIC DEVELOPMENT INFORMATION

Site Address: 24th and Date Street
City: Plainview
County: Hale
Zip Code: 79072
Total Project Units: 120

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

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 32 48 40 0
30% 40% 50% 60%
0 0 46 66

Owner/Employee Units: 0

FUNDING INFORMATION

Credits Requested: $828,278
Credits Recommended in an Amount Not to Exceed: $0
All other funds were requested from the Department.

PUBLIC COMMENT SUMMARY

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

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

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Irene Favila, City 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

7/21/2004 12:15 PM
organization. There was considerable opposition from non-officials.

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<td>☐ Score: 123</td>
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<td>☐ Meeting a Required Set Aside</td>
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Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Stone Hollow Village

BASIC DEVELOPMENT INFORMATION

Site Address: E. Cornell & Martin Luther King Jr. Blvd.  Development #: 04057
City: Lubbock  Region: 1
County: Lubbock  Zip Code: 79404  Population Served: F
Set Asides: ☑ At-Risk ☑ Nonprofit Allocation: U/E  ☑ USDA Purpose / Activity: NC


OWNER AND DEVELOPMENT TEAM

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

UNIT INFORMATION

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Total LI Units: 112
Market Rate Units: 28
Owner/Employee Units: 0
Total Project Units: 140

FUNDING INFORMATION

Credits Requested: $845,849
Credits Recommended in an Amount Not to Exceed: $845,849

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

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

Local Officials and Other Public Officials:

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

Individuals/Businesses  Points: 3  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: 145
- [✓] Meeting a Required Set Aside

Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.
## BASIC DEVELOPMENT INFORMATION

| Site Address | 4317 & 4321 Shepherd Ln. | Development #: 04058 |
| City: | Balch Springs | Region: 3 |
| County: | Dallas | Population Served: F |
| Zip Code: 75180 | | Set Asides: At-Risk, Nonprofit |
| Owner/Employee Units: 0 | Owner: Shepherd Lane Housing, LP | Owner: Shepherd Lane Housing, LP |
| Developer: RLP Development LLC | Ron Pegram - Phone: (817) 267-2492 | Architect: Architettura, Inc, |
| Housing GC: N/A | Market Analyst: Novogradac & Company LLP | Market Analyst: Novogradac & Company LLP |
| Architect: Architettura, Inc, | Syndicator: Simpson Housing Solutions, LLC | Syndicator: Simpson Housing Solutions, LLC |
| Supp Services N/A | Consultant: N/A | Consultant: N/A |

## UNIT INFORMATION

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## OWNER AND DEVELOPMENT TEAM

| Owner: Shepherd Lane Housing, LP | Credits Requested: $850,235 |
| Developer: RLP Development LLC | Credits Recommended in an Amount Not to Exceed: $850,235 |
| Housing GC: N/A | Other Department Funds: No other funds were requested from the Department. |
| Architect: Architettura, Inc, | All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions. |
| Market Analyst: Novogradac & Company LLP | |
| Syndicator: Simpson Housing Solutions, LLC | |
| Supp Services N/A | |
| Consultant: N/A | |

## FUNDING INFORMATION

| Credits Requested: | $850,235 |
| Other Department Funds: | No other funds were requested from the Department. |

## 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.

7/21/2004 12:15 PM
Balch Springs Chamber of Commerce, Shirley Thompson  
Letter Score: NA  S or O: S

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

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

---

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

- **Score:** 141
- **Meeting a Required Set Aside**

**Explanation:** Has a competitive score within its allocation type within the region.
Asbury Commons Apartments

BASIC DEVELOPMENT INFORMATION

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UNIT INFORMATION

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FUNDING INFORMATION

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
- TX Senator: John Whitmire, District 15 [NC Points: 0 US Rep.: NC]
- Resolution of Support from Local Government

Local Officials and Other Public Officials:
- Mayor/Judge: NC
- 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 a local council member and some non-officials. There was also opposition from Representative Farrar, the representative for this district, who is opposed because of concerns of concentration and density. Representative Dwayne Bohac, who represents District 138 was also opposed because of concerns of concentration and the applicant not working with the community. There were no letters of support.
Asbury Commons Apartments

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

- Score: 116
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
MULTI-FAMILY FINANCE PRODUCTION - 2004 APPLICATION CYCLE

JULY BOARD SUMMARY - DEVELOPMENT INFORMATION AND PUBLIC INPUT SUMMARY

Providence Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 20300 Saums Road
City: Katy
County: Harris
Zip Code: 77449
Total Project Units: 174
Population Served: E
Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM

Owner: Providence Place, Ltd.
Developer: Beinhorn Partners Limited Partnership
Housing GC: Blazer Building, Inc.
Architect: Mark Mucasey, AIA
Market Analyst: O'Connor & Associates
Supp Services: Education Based Housing, Inc.
Consultant: N/A

UNIT INFORMATION

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Total LI Units: 139
Market Rate Units: 35
Owner/Employee Units: 0
Total Project Units: 174

FUNDING INFORMATION

Credits Requested: $772,798
Credits Recommended in an Amount Not to Exceed: $0

No other funds were requested from the Department.

PUBLIC COMMENT SUMMARY

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

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: 12
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: 135
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION

Multifamily Finance Production - 2004 Application Cycle

July Board Summary - Development Information and Public Input Summary

Depriest Gardens

BASIC DEVELOPMENT INFORMATION

Site Address: 6701 E. Little York
City: Houston
County: Harris
Population Served: FT
Region: 6

Development #: 04063

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

Credits Requested: $1,136,358
Purpose / Activity: NC

Owner: Depriest Gardens, Ltd.
Earnest Williams - Phone: (281) 449-0994

Developer: Houston Love, Inc
Housing GC: LCJ Construction
Architect: Salem Associates
Market Analyst: O'Connor & Associates
Syndicator: Simpson Housing Solutions
Supp Services: Houston Love, Inc.
Consultant: Simco Ministry Development

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
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30% 40% 50% 60%
30 0 90 0

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

FUNDING INFORMATION

Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

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

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

Individuals/Businesses In Support: 2  In Opposition: 0

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

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

General Summary of Comment:
There was support from non-officials. There was support from a neighborhood organization. There was no opposition.

7/21/2004 12:15 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☐ Score: 97  ☐ Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Ramah Village

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 6501 E. Little York
- **City:** Houston
- **County:** Harris
- **Zip Code:** 77016
- **Total Project Units:** 80
- **Population Served:** FT
- **Allocation:** U/E
- **Purpose / Activity:** NC

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Ramah Village, Ltd.
  Eddie Winslow - Phone: (281) 449-1023
- **Developer:** Houston Love, Inc.
- **Housing GC:** LCJ Construction
- **Architect:** Salem Associates
- **Market Analyst:** O'Connor & Associates
- **Syndicator:** Simpson Housing Solutions
- **Supp Services:** Houston Love, Inc.
- **Consultant:** Simco Ministry Development
- **Set Asides:**
  - At-Risk: 30%
  - Nonprofit: 40%
  - USDA: 50%
  - Urban/Exurban: 60%

**UNIT INFORMATION**

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

**FUNDING INFORMATION**

- **Credits Requested:** $924,991
- **Credits Recommended in an Amount Not to Exceed:** $0

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

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

**PUBLIC COMMENT SUMMARY**

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

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

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

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

**General Summary of Comment:**

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

7/21/2004 12:15 PM
officials. Representative Thompson registered her opposition to this development due to concerns of concentration of affordable housing units and because several of her civic organizations are opposed to the development.

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

- [ ] Score: 99
- [ ] Meeting a Required Set Aside

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Pineywoods Community Orange

Basic Development Information

Site Address: 36 Scattered Sites in East Orange
City: Orange
County: Orange
Total Project Units: 36
Set Asides: Nonprofit

Owner and Development Team
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 Aff. Housing
Consultant: N/A

Unit Information

<table>
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<tr>
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<td>60%</td>
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Credits Requested: $411,155
Credits Recommended in an Amount Not to Exceed: $411,155

No other funds were requested from the Department.

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.: Jim Turner, District 2, S

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

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

Public Comment Summary:

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

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

- Score: 137
- Meeting a Required Set Aside

**Explanation:** Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Beaverly Place Apartments

## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>5307 Gulfway Drive</th>
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<tbody>
<tr>
<td>City:</td>
<td>Groves</td>
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<td>County:</td>
<td>Jefferson</td>
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<td>Zip Code:</td>
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<tr>
<td>Population Served:</td>
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<tr>
<td>Set Asides:</td>
<td>At-Risk, Nonprofit</td>
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<tr>
<td>Allocation:</td>
<td>U/E, USDA</td>
</tr>
<tr>
<td>Purpose / Activity:</td>
<td>ACQ/R</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
- **Supp Services:** N/A
- **Consultant:** N/A

### UNIT INFORMATION

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

## FUNDING INFORMATION

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

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

## PUBLIC COMMENT SUMMARY

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

### State/Federal Officials with Jurisdiction:

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

### Local Officials and Other Public Officials:

- **Mayor/Judge:** Brad P. Bailey, Mayor, S
- **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.
<table>
<thead>
<tr>
<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Score: 113 □ Meeting a Required Set Aside</td>
</tr>
</tbody>
</table>

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

| Site Address: 1440 Cedar Oak Dr. | Development #: 04070 |
| City: El Paso | Region: 13 |
| County: El Paso | Zip Code: 79936 |
| Set Asides: | Population Served: F |
| Owner/Employee Units: 0 | USDA Purpose / Activity: NC |

### OWNER AND DEVELOPMENT TEAM

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

### UNIT INFORMATION

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</table>

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

### FUNDING INFORMATION

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

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

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:
- **TX Representative:** Eliot Shapleigh, District 29  
  NC Points: 0  
  US Rep.: NC
- **TX Representative:** Chente Quintanilla, District 75  
  NC Points: 0  
  US Senator: NC

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

#### Individuals/Businesses

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

#### Neighborhood Input:

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

#### General Summary of Comment:

There was opposition from non-officials and minimal opposition from officials. There was one letter of support from a non-official. There was a resolution of Opposition from the city council.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- **Score:** 101
- **Meeting a Required Set Aside**

**Explanation:**
Was determined to have an excessive inclusive capture rate and to be financially infeasible upon review by the Real Estate Analysis Division.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle

July Board Summary - Development Information and Public Input Summary

Sea Breeze

**BASIC DEVELOPMENT INFORMATION**

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<th>Site Address:</th>
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<td>City:</td>
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<td>County:</td>
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<td>Population Served:</td>
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**SET ASIDES:**
- [ ] At-Risk
- [x] Nonprofit

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

**Owner and Development Team**

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

**UNIT INFORMATION**

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**Total LI Units:** 200
**Total Project Units:** 200

**FUNDING INFORMATION**

- **Credits Requested:** $943,037
- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** No other funds were requested from the Department.

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

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

**Individuals/Businesses**

- In Support: 5
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was overwhelming support from officials and minimal support from non-officials. There was no opposition.
### Recommendation By the Executive Award and Review Advisory Committee Is Based On:

- [ ] Score: 128
- [ ] Meeting a Required Set Aside

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Nacogdoches Senior Village

BASIC DEVELOPMENT INFORMATION

Site Address: 6005 Harris Street
City: Nacogdoches
County: Nacogdoches
Zip Code: 75964
Total Project Units: 36
Set Asides: At-Risk: No
Nonprofit: Yes
Allocation: R
Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM

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

UNIT INFORMATION

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

FUNDING INFORMATION

No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

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

Local Officials and Other Public Officials:

Mayor/Judge: NC  Resolution of Support from Local Government  ✔
Sue Kennedy, County Judge, N
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.
Score: 125

Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Avenue Park Villas

BASIC DEVELOPMENT INFORMATION

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

Total Project Units: 120
Owner/Employee Units: 0

UNIT INFORMATION

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<td>Owner</td>
<td>Avenue Park Villas, L.L.P. Fred Odanga - Phone: (512) 844-4257</td>
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<td>Developer</td>
<td>JNP Properties, Inc</td>
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<tr>
<td>Housing GC</td>
<td>Picerne Construction Corporation</td>
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<td>Architect</td>
<td>Humphreys &amp; Partners</td>
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<td>Owner: Avenue Park Villas, L.L.P.</td>
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<td>Sydicator</td>
<td>Apollo Housing Capital</td>
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<td>Supp Services</td>
<td>Royal Community Foundation, Inc.</td>
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<td>Consultant</td>
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Total LI Units: 96
Market Rate Units: 24
Owner/Employee Units: 0
Total Project Units: 120

FUNDING INFORMATION

Credits Requested: $757,796
Credits Recommended in an Amount Not to Exceed: $0

No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Frank Madla, District 19
Points: 0 US Rep.: NC

TX Representative: Robert Puente, District 119
Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Edward Garza, Mayor, N
Resolution of Support from Local Government

Nelson W. Wolff County Judge, N

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

Neighborhood Input:

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

General Summary of Comment:

There was no support or opposition.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

- [ ] Score: 122
- [x] Meeting a Required Set Aside

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
# Las Palmas Garden Apartments

## Basic Development Information

<table>
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<tr>
<th>Site Address:</th>
<th>1014 S. San Eduardo</th>
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<tbody>
<tr>
<td>City:</td>
<td>San Antonio</td>
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<tr>
<td>County:</td>
<td>Bexar</td>
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<td>Zip Code:</td>
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<td>Population Served:</td>
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<td>Owner:</td>
<td>Texas Las Palmas Housing, L.P.</td>
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<td>Developer:</td>
<td>Urban Progress Corporation, Inc</td>
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<td>Architect:</td>
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</tr>
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<td>Market Analyst:</td>
<td>Apartment Market Data</td>
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<td>Syndicator:</td>
<td>Paramount Financial Group</td>
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<td>Supp Services:</td>
<td>Housing Services of Texas</td>
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<td>Consultant:</td>
<td>Southwest Housing Development</td>
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<td>Purpose / Activity:</td>
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## Unit Information

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<td>30%</td>
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Total LI Units: 100
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 100

## Funding Information

Credits Recommended in an Amount Not to Exceed: $0

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

## Public Comment Summary

<table>
<thead>
<tr>
<th>TX Senator:</th>
<th>Leticia Van De Putte, District 26</th>
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<tr>
<td>Points:</td>
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<tr>
<td>US Rep.:</td>
<td>Charles A. Gonzales, Dist. 20, S</td>
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<tr>
<td>TX Representative:</td>
<td>Joaquin Castro, District 125</td>
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<td>Points:</td>
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<td>US Senator:</td>
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Resolution of Support from Local Government

<table>
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<tr>
<th>Individuals/Businesses:</th>
<th>In Support:</th>
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</table>

In Opposition: 0

<table>
<thead>
<tr>
<th>Neighborhood Input:</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Antonio COPS, Mary Piccione</td>
</tr>
</tbody>
</table>

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.
Las Palmas Garden Apartments

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

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

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

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

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

- [ ] Score: 132
- [ ] Meeting a Required Set Aside

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Baybrook Park Retirement Center

BASIC DEVELOPMENT INFORMATION

Site Address: 500 Texas Avenue West
City: Webster Region: 6
County: Harris Zip Code: 77598
Total Project Units: 100

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

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

UNIT INFORMATION

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<td>9</td>
<td>0</td>
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<td>51</td>
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</tr>
</tbody>
</table>

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

FUNDING INFORMATION

Credits Requested: $450,043
Credits Recommended in an Amount Not to Exceed: $450,043

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Mike Jackson, District 11 S Points: 3 US Rep.: NC
TX Representative: John Davis, District 129 S Points: 3 US Senator: NC

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

Individuals/Businesses
In Support: 0 In Opposition: 0

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

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

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

General Summary of Comment:
There was official support. There was no opposition. There was support from one neighborhood organization.
Baybrook Park Retirement Center

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

- [ ] Score: 152
- [x] Meeting a Required Set Aside

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

Multifamily Finance Production - 2004 Application Cycle

July Board Summary - Development Information and Public Input Summary

Fenner Square

**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Burke at Campbell Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>Goliad</td>
</tr>
<tr>
<td>County:</td>
<td>Goliad</td>
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<tr>
<td>Zip Code:</td>
<td>77963</td>
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<td>Region:</td>
<td>10</td>
</tr>
<tr>
<td>Population Served:</td>
<td>F</td>
</tr>
</tbody>
</table>

**OWNERS AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<table>
<thead>
<tr>
<th>Eff</th>
<th>1 BR</th>
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<td>20</td>
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- Total LI Units: 32
- Market Rate Units: 0
- Owner/Employee Units: 0
- Total Project Units: 32

**FUNDING INFORMATION**

- Credits Requested: $195,062
- Credits Recommended in an Amount Not to Exceed: $0

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

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

**Individuals/Businesses**

- In Support: 0
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

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

7/21/2004 12:15 PM
<table>
<thead>
<tr>
<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
</tr>
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<tbody>
<tr>
<td>☐ Score: 135</td>
</tr>
<tr>
<td>☐ Meeting a Required Set Aside</td>
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</table>

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary

Chelsea Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 300 Block of Chelsea Place
City: Selma
County: Guadalupe
Zip Code: 78154
Region: 9
Population Served: F
Development #: 04084
Owner: Chelsea Place Apartments, L.P.
Developer: Rea Development Corporation
Housing GC: Rea Construction
Architect: Fred Puccianno
Market Analyst: O'Connor & Associates
Syndicator: Paramount Financial Group
Owner/Employee Units: 0
Total LI Units: 142
Owner: Chelsea Place Apartments, L.P.
Syndicator: Paramount Financial Group
Owner/Employee Units: 0
Total Project Units: 178

UNIT INFORMATION

<table>
<thead>
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<td>16</td>
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FUNDING INFORMATION

Credits Requested: $870,953
Credits Recommended in an Amount Not to Exceed: $0
Other Department Funds: No other funds were requested from the Department.

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: 143
- Meeting a Required Set Aside

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>Harris</td>
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<tr>
<td>Zip Code:</td>
<td>77093</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>Redwood Heights, Ltd.</td>
<td></td>
</tr>
<tr>
<td>Developer:</td>
<td>Redwood Heights Development, LLC</td>
<td></td>
</tr>
<tr>
<td>Housing GC:</td>
<td>Construction Supervisors, Inc.</td>
<td></td>
</tr>
<tr>
<td>Architect:</td>
<td>Northfield Design Group</td>
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<tr>
<td>Market Analyst:</td>
<td>O'Connor &amp; Associates</td>
<td></td>
</tr>
<tr>
<td>Syndicator:</td>
<td>N/A</td>
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<tr>
<td>Supp Services:</td>
<td>Avenue Community Development Corp.</td>
<td></td>
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<td>Consultant:</td>
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<tr>
<td>Owner/Employee Units:</td>
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<tr>
<td>Total LI Units:</td>
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### UNIT INFORMATION

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<tr>
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### FUNDING INFORMATION

- Credits Requested: $600,146
- Credits Recommended in an Amount Not to Exceed: $600,146
- No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

- **State/Federal Officials with Jurisdiction:**
  - TX Senator: Mario Gallegos, Jr., District 6, Points: 3, US Rep.: 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

- **Individuals/Businesses**
  - In Support: 2, In Opposition: 0

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

  - Eastex/Jensen Super Neighborhood, Tyrone Evans, Letter Score: NA, S or O: S
    - The organization supports this development because it will fulfill a need in the community for affordable housing.
  - Northside Plaza, Inc., Cleothus Montgomery, Letter Score: NA, S or O: S
    - The organization supports this development because it will fulfill a need in the community for housing.
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:**

- [x] Score: 141
- [ ] Meeting a Required Set Aside

**Explanation:** Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle

July Board Summary - Development Information and Public Input Summary
Timber Village Apartments

**BASIC DEVELOPMENT INFORMATION**

| Site Address: 2707 Norwood Street at Loop 390 | Development #: 04086 |
| City: Marshall | Region: 4 |
| County: Harrison | Zip Code: 75670 |
| Set Asides: □ At-Risk □ Nonprofit | Allocation: U/E □ USDA |

Population Served: F

**OWNER AND DEVELOPMENT TEAM**

| Owner: Timber Village, Ltd. | Rick Deyoe - Phone: (512) 858-2674 |
| Developer: Timber Village Development, LLC |
| Housing GC: Construction Supervisors, Inc. |
| Architect: Northfield Design Group |
| Market Analyst: O'Connor & Associates |
| Syndicator: N/A |
| Supp Services: Texas Interfaith Housing |
| Consultant: N/A |

**UNIT INFORMATION**

| Eff 1 BR | 2 BR | 3 BR | 4BR+ |
| 0 | 24 | 40 | 32 | 0 |
| 30% | 40% | 50% | 60% |

Total LI Units: 82
Market Rate Units: 14
Owner/Employee Units: 0
Total Project Units: 96

**FUNDING INFORMATION**

Credits Requested: $640,277
Credits Recommended in an Amount Not to Exceed: $0

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

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

**PUBLIC COMMENT SUMMARY**

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

State/Federal Officials with Jurisdiction:

| TX Senator: Kevin Eltife, District 1 | 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 |
| John Wilborn, City Commissioner, S | Bryan Partee, City Commissioner, Dist. 6, S |
| Jack Hester and Ed Carlile, City Commissioners, S | Katie Jones, City Commissioner, Dist. 1, S |

Individuals/Businesses In Support: 12 In Opposition: 0

Neighborhood Input:

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

General Summary of Comment:

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

7/21/2004 12:15 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☐ Score: 131
☒ Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
South Plains Apartments

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 5520 58th Street
- **City:** Lubbock
- **County:** Lubbock
- **Zip Code:** 79414
- **Region:** 1
- **Population Served:** F
- **Development #:** 04088
- **Set Asides:** At-Risk
- **Allocation:** U/E
- **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
- **Consultant:** N/A
- **Total Project Units:** 144

### UNIT INFORMATION

- **Eff:** 30%
- **1 BR:** 40%
- **2 BR:** 40%
- **3 BR:** 50%
- **4BR+:** 60%
- **Market Rate Units:** 0
- **Total LI Units:** 144
- **Owner/Employee Units:** 0
- **Total Project Units:** 144

### FUNDING INFORMATION

- **Credits Requested:** $379,812
- **Credits Recommended in an Amount Not to Exceed:** $379,812
- **Other Department Funds:** No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

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

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

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

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

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**
- **Score:** 113
- **Meeting a Required Set Aside**

**Explanation:** Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villas of Forest Hill

BASIC DEVELOPMENT INFORMATION

Site Address: 7400 Block of Forest Hill Drive
City: Forest Hill
County: Tarrant
Zip Code: 76140
City: Forest Hill
Region: 3
County: Tarrant
Population Served: E

Set Asides:

Owner/Employee Units: 2
Eff 40%
40%
50%
60%

Credits Requested: $424,859
Purpose / Activity: NC
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
Owner: Villas of Forest Hill Limited Partnership
Syndicator: SunAmerica Affordable Housing Partners
Total LI Units: 78
Region: 3
Allocation: U/E

UNIT INFORMATION

Total Project Units: 100

FUNDING INFORMATION

Credits Recommended in an Amount Not to Exceed: $424,859

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Kim Brimer, District 10
Points: 3
US Rep.: NC

TX Representative: 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
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.

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
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.

Letter Score: NA   S or O: S

Forest Hill Lion's Club, James R. Gardiner
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.

Letter Score: NA   S or O: S

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

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

☑ Score: 138  □ Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Roselawn Manor

**BASIC DEVELOPMENT INFORMATION**

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<td>Set Asides: □ At-Risk □ Nonprofit</td>
<td>Allocation: R □ USDA Purpose / Activity: NC</td>
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**OWNERS AND DEVELOPMENT TEAM**

Owner: PLAN of South East Texas
Mildred Putnam - Phone: (409) 886-7649

Developer: Parsons Group, Inc.
Housing GC: N/A
Architect: Architectural Alliance, Inc.
Market Analyst: N/A
Syndicator: Simpson Housing
Supp Services N/A
Consultant: N/A

**UNIT INFORMATION**

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</table>

- 30% At-Risk
- 40% Nonprofit
- 50% Urban/Exurban
- 60% Population: E=Elderly, F=Family, T=Transitional

**UNIT INFORMATION**

Total LI Units: 54
Market Rate Units: 26
Owner/Employee Units: 0
Total Project Units: 80

**FUNDING INFORMATION**

Credits Requested: $800,000
Credits Recommended in an Amount Not to Exceed: $0

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

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Mayor/Judge: William Brown Claybar, Mayor, S
William R. Kelvin, City Councilman, S
Carol Thibodeaux, County Judge, S

**Individuals/Businesses In Support:**

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<tr>
<th>In Support:</th>
<th>In Opposition:</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.

**General Summary of Comment:**

There was support from officials and non-officials. There was no opposition.
<table>
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<tr>
<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
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<tbody>
<tr>
<td>☐ Score: 95</td>
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**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villas of Seagoville

BASIC DEVELOPMENT INFORMATION

Site Address: 600 Block of East Malloy Bridge Rd.
City: Seagoville
City: Seagoville
Region: 3
County: Dallas
Zip Code: 75159
Population Served: E
Development #: 04093

Owner/Employee Units: 2
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
Consultant: N/A

SET ASIDES:

Population Served:


UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4 BR+
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

FUNDING INFORMATION

Credits Requested: $428,270
Credits Recommended in an Amount Not to Exceed: $428,270
Other Department Funds: No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Dr. Bob Deuell, District 2 [S] Points: 3 US Rep.: NC
TX Representative: Jesse Jones, District 110 [NC] Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Margaret Keliher, County Judge, S
John Wiley Price, County Commissioner, S

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

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

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

Letter Score: NA   S or O: S

The organization supports this development because it will meet the needs of the elderly in the community. The design of the project is considered attractive and the organization has been impressed with some of the developer's previous projects.

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

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

☑️ Score: 137
☐ Meeting a Required Set Aside

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

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**Owner and Development Team**

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

**Unit Information**

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**Funding Information**

- Credits Requested: $611,410
- Credits Recommended in an Amount Not to Exceed: $0
- Other Department Funds: No other funds were requested from the Department.

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

**Public Comment Summary**

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

**State/Federal Officials with Jurisdiction**

- **TX Senator**: Troy Fraser, District 24
  - Points: 3
  - US Rep.: Charles W. Stenholm, Dist. 17, S
- **TX Representative**: Bob Hunter, District 71
  - 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
- **Neighborhood Input**: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

**General Summary of Comment**

There was support from officials. There was no opposition.

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

- Score: 145
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Green Briar Village

BASIC DEVELOPMENT INFORMATION

Site Address: 601 Airport Drive
City: Wichita Falls
County: Wichita
Set Asides: □ At-Risk □ Nonprofit
Allocation: U/E □ USDA
Total Project Units: 140
Population Served: F
Development #: 04095
Region: 2
Zip Code: 76306

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

UNIT INFORMATION

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Owner/Employee Units: 0
Owner: SWHP Wichita Falls, LP
Syndicator: MMA Financial Warehousing

FUNDING INFORMATION

Credits Requested: $851,219
Credits Recommended in an Amount Not to Exceed: $0
Other Department Funds: No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Craig Estes, District 30  □ 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
Resolution of Support from Local Government □
Woodrow W. Gossom, Jr., County Judge, S

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

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

General Summary of Comment:
There was broad support from officials and minimal support from non-officials. There was one letter of opposition from a non-official.
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<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
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<td>☐  Score: 146</td>
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**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa Main Apartments

BASIC DEVELOPMENT INFORMATION

| Site Address: 901 Main Avenue | Development #: 04096 |
| City: Port Arthur | Region: 5 |
| County: Jefferson | Population Served: F |
| Zip Code: 77642 | Set Asides: ☑ Nonprofit |


OWNER AND DEVELOPMENT TEAM

Owner: 901 Main, Ltd.
Madison Hopson - Phone: (409) 835-7527

Developer: Southeast Texas Community Dev.
Housing GC: Creative Property Management Co.
Architect: N/A
Market Analyst: Gerald A. Teel Company, Inc.
Syndicator: N/A
Supp Services: N/A
Consultant: N/A

UNIT INFORMATION

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Total LI Units: 140
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 140

FUNDING INFORMATION

Credits Requested: $192,811
Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Kyle Janek, District 17 [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: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

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

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

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

Score: 110
Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Copperwood Apartments

**BASIC DEVELOPMENT INFORMATION**

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**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

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

**FUNDING INFORMATION**

Credits Requested: $1,057,335
Credits Recommended in an Amount Not to Exceed: $1,057,335

No other funds were requested from the Department.

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

**PUBLIC COMMENT SUMMARY**

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

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

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

The organization supports this development because it will fulfill a need in the community for affordable senior housing. It has already served the community for over 20 years and needs to be preserved as affordable for the future. Also, the organization has been pleased with the developer's track record and with the developer's efforts to include community input in the planning process.

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

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

- ✔️ Score: 137
- ✔️ Meeting a Required Set Aside

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

| Site Address: 4440 Gulfway Drive | Development #: 04100 |
| City: Port Arthur | Region: 5 |
| County: Jefferson | Population Served: E |
| Zip Code: 77642 | At-Risk: ✓ |
| Owner/Employee Units: 0 | Set Asides: Nonprofit: 0 |
| Owner/Developer: O.W. Collins Apartments, LP | Owner: O.W. Collins Apartments, LP |
| Developer: Itex Properties, LLC | Accounting: Gannon Outsourcing |
| Housing GC: N/A | Architect: N/A |
| Market Analyst: Gerald A. Teel Company, Inc. | Broader Planning: Housing Authority of the City of Port Arthur |
| Syndicator: Related Capital | Consultant: Gannon Outsourcing |
| Supp Services: Housing Authority of the City of Port Arthur | Consultant: Gannon Outsourcing |

### UNIT INFORMATION

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### FUNDING INFORMATION

- Credits Requested: $406,999
- Credits Recommended: $406,999
- Other Department Funds: No other funds were requested from the Department.

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

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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: 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.
O.W. Collins Apartments

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

☑️ Score: 127
☑️ Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Pleasant Hill Apartments

BASIC DEVELOPMENT INFORMATION
City: Austin
County: Travis

Set Asides: At-Risk
Population Served: F
Allocation: U/E
Purpose / Activity: ACQ/R

OWNER AND DEVELOPMENT TEAM
Owner: Pleasant Hill Preservation
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
Owner: Pleasant Hill Preservation
Syndicator: AIMCO Capital Tax Credit Fund III
Consultant: N/A

UNIT INFORMATION
Site Address: 2501 Anken Dr.

1 BR 2 BR 3 BR 4BR+
Eff 30% 40% 50% 60%
0 36 44 20 0

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

FUNDING INFORMATION
Credits Requested: $493,633
Credits Recommended in an Amount Not to Exceed: $493,633

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

PUBLIC COMMENT SUMMARY
State/Federal Officials with Jurisdiction:
TX Senator: Gonzalo Barrientos, District 14 [S] Points: 3 US Rep.: NC
TX Representative: Eddie Rodriguez, District 51 [S] Points: 3 US Senator: NC

Individuals/Businesses
In Support: 0
In Opposition: 0

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

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

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
☑ Score: 132
☑ Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Countryside Village

BASIC DEVELOPMENT INFORMATION

Site Address: 625 Wilson Rd.
City: Humble Region: 6
County: Harris Zip Code: 77338
Total Project Units: 182
Development #: 04103
Population Served: F
At-Risk: Yes
Nonprofit: No
Allocation: U/E
Owner: Countryside Village Partners, L.P.
Developer: National Housing Development Corporation
Housing GC: N/A
Architect: N/A
Market Analyst: The Gerald A. Teel Company
Syndicator: N/A
Consultant: N/A

UNIT INFORMATION

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Owner/Employee Units: 0
Total LI Units: 182
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 182

FUNDING INFORMATION

Credits Requested: $414,315
Credits Recommended in an Amount Not to Exceed: $0
No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: John Whitmire, District 15 NC Points: 0 US Rep.: NC
TX Representative: Senfronia Thompson, District 141 O Points: -3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 18 In Opposition: 0

Neighborhood Input:

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

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

General Summary of Comment:

There was support from non-officials. There was support from one neighborhood organization. There was one letter of opposition from Representative Thompson who was in opposition because of concerns that her district is becoming saturated with multifamily housing.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- [ ] Score: 118
- [ ] Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Preston Trace Apartments

**BASIC DEVELOPMENT INFORMATION**

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

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

| Credits Requested: $140,298 | Credits Recommended in an Amount Not to Exceed: $140,298 |
| Other Department Funds: No other funds were requested from the Department. |

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

**FUNDING INFORMATION**

| 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." |

**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 |
| 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.

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**
- ✔ Score: 146
- ✔ Meeting a Required Set Aside

**Explanation:** Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Whitefield Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 4622 Clark Avenue
City: San Antonio
Region: 9
County: Bexar
Zip Code: 78223

Total Project Units: 80
Development #: 04107

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

Owner: Whitefield Place Preservation
Eff: 30%
Owner/Employee Units: 0
Total LI Units: 80

Developer: AIMCO Equity Services, Inc.
Eff: 40%

Housing GC: HCI, Ltd.
Eff: 50%

Architect: Pond, Robinson & Associates
Eff: 60%

Market Analyst: Apartment Market Data

Supp Services: Interfaith

Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4 BR+
0 20 32 20 8
30% 40% 50% 60%
0 12 20 48

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

FUNDING INFORMATION

Credits Requested: $430,196
Credits Recommended in an Amount Not to Exceed: $430,196

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Frank Madla, District 19  S Points: 3 US Rep.: NC
TX Representative: Robert Puente, District 119  S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC
Nelson W. Wolff, County Judge, N
Tommy Adkisson, Commissioner, Precinct 4, S

Individuals/Businesses
In Support: 1  In Opposition: 0

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.

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

7/21/2004 12:15 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- ✔ Score: 133
- ✔ Meeting a Required Set Aside

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

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 10510 Six Pines Drive  
- **City:** The Woodlands  
- **County:** Montgomery  
- **Set Asides:** At-Risk  
- **Allocation:** U/E  
- **Population Served:** E  
- **Project Units:** 300  
- **Region:** 6  
- **Development #:** 04108

### OWNER AND DEVELOPMENT TEAM

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

### UNIT INFORMATION

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</table>

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

### FUNDING INFORMATION

- **Credits Requested:** $911,804  
- **Credits Recommended in an Amount Not to Exceed:** $0  

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

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

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:

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

- **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

The organization supports this development because it will fulfill a need in the community for affordable senior housing. It has served the community for over 20 years and needs to be preserved as affordable for the future. Also, the organization has been pleased with the developer’s track record and with the developer’s efforts to include community input in the planning process.

**General Summary of Comment:**
There was support from officials and one non-official. There was support from two neighborhood organizations. There was no opposition.

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**
- [ ] Score: 137
- [ ] Meeting a Required Set Aside

**Explanation:** Due to other awards to this applicant in other regions, this application is not being awarded because it would create a violation of the $2 million credit cap per applicant.
### BASIC DEVELOPMENT INFORMATION

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<td>Set Asides:</td>
<td>Yes - At-Risk</td>
<td>Population Served:</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** Frazier Fellowship, L.P.
  - Lester Nevels - Phone: (214) 951-8308
- **Developer:** Frazier Fellowship GP, Inc.
- **Housing GC:** N/A
- **Architect:** Brown Reynolds Watford Architects
- **Market Analyst:** Butler Burgher and Assoc.
- **Syndicator:** N/A
- **Supp Services:** The Housing Authority of the City of Dallas
- **Consultant:** Coats Rose, Yale, Ryman & Lee

### UNIT INFORMATION

<table>
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- **Total LI Units:** 60
- **Market Rate Units:** 16
- **Owner/Employee Units:** 0
- **Total Project Units:** 76

### FUNDING INFORMATION

- **Credits Requested:** $547,378
- **Credits Recommended in an Amount Not to Exceed:** $547,378

**Note:** No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

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

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

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

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

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

- [✓] Score: 140
- [✓] Meeting a Required Set Aside

**Explanation:** Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary

Longview Senior Apartment

BASIC DEVELOPMENT INFORMATION

<table>
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<tr>
<th>Site Address</th>
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<th>City:</th>
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<th>Population Served:</th>
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<tr>
<td>1600 Block of East Whatley</td>
<td>04117</td>
<td>Longview</td>
<td>4</td>
<td>Gregg</td>
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Set Asides: At-Risk, Nonprofit
Allocation: U/E
Purpose / Activity: NC

UNIT INFORMATION

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<th>Owner/Employee Units:</th>
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<th>4BR+</th>
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Credits Requested: $656,458
Credits Recommended in an Amount Not to Exceed: $0

FUNDING INFORMATION

No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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:

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.

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...
Longview Senior Apartment

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

- Score: 145
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
## MULTIFAMILY FINANCE PRODUCTION DIVISION

**Multifamily Finance Production - 2004 Application Cycle**

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

**Churchill at Commerce**

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 731 Culver
- **City:** Commerce
- **County:** Hunt
- **Zip Code:** 75428
- **Total Project Units:** 100
- **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.
- **Consultant:** N/A

### UNIT INFORMATION

<table>
<thead>
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<td>30%</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td></td>
</tr>
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</table>

| Total LI Units: | 90 |
| Market Rate Units: | 10 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 100 |

### FUNDING INFORMATION

- **Credits Requested:** $727,212
- **Credits Recommended in an Amount Not to Exceed:** $0

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

### PUBLIC COMMENT SUMMARY

- **Guide:** "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Dr. Bob Deuell, District 2
  - **Points:** 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
  - **Resolution of Support from Local Government:**
  - **Individuals/Businesses**
    - **In Support:** 1
    - **In Opposition:** 0
- **Neighborhood Input:**
  - **City of Commerce Crime Watch Association, Quay Throgmorton**
  - **Letter Score:** NA
  - **S or O:** S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes that the planned location is convenient for future residents, and that the proposed development might create new jobs.

**General Summary of Comment:**

There was broad support from officials and a letter of support from a non-official. There was no opposition.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

- Score: 139
- Meeting a Required Set Aside

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Sedona Springs Village

BASIC DEVELOPMENT INFORMATION

Site Address: 920 W. University
City: Odessa
County: Ector
Zip Code: 79764
Population Served: F

City: Odessa
Region: 12
Population Served: F

Development #: 04120

City: Odessa
Region: 12
Population Served: F

Owner: LHD Sedona Springs, LP
Ron Hance - Phone: (512) 527-9335

Developer: LH Development, LP

Housing GC: Alpha Construction Company

Architect: Cross Architects, PLLC

Market Analyst: Mark Temple
Syndicator: N/A
Supp Services: N/A
Consultant: Watermark Consulting

UNIT INFORMATION

Owner/Employee Units: 0

Credits Requested: $652,451
Purpose / Activity: NC

Credits Recommended in an Amount Not to Exceed: $652,451

No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Kel Seliger, District 31  S Points: 3  US Rep.: NC
TX Representative George West, District 81  S Points: 3  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC  Resolution of Support from Local Government
Jerry D. Caddel, County Judge, S
Richard Morton, City Manager, S

Individuals/Businesses In Support: 3  In Opposition: 0

Hext Family Foundation, Jane Hext  Letter Score: NA  S or O: S
The organization supports this development because the organization has been impressed with some of the developer's previous projects.

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

7/21/2004 12:15 PM
Planned Parenthood of West Texas, Inc., Karen Pieper Hildebrand  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

West Texas Opportunities, Inc., Linda Reese  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Main Street Odessa, Darlene H. Mays  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Odessa Industrial Development Corporation, A. Neil McDonald  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for housing in the wake of two new corporations recently creating 1,000 new jobs in Odessa.

Odessa Chamber of Commerce, Michael George  
Letter Score: NA  S or O: S
The organization expresses a general statement of support for the development.

Habitat for Humanity of Odessa, Bill Jackson  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Odessa Day Nursery, Pat Jones  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Harmony Home Children’s Advocacy Center, Chip Carlson  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Agape Ministries Dream Center, J. Dennis  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Housing Authority of The City of Odessa, Bernadine Spears  
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.
Catholic Charities Community Services, Faye Rodriguez  

Letter Score: NA  S or O: S

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

**General Summary of Comment:**

There was broad support from officials and non-officials. There was broad support from twelve neighborhood organizations.

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

- ☑ Score: 147
- □ Meeting a Required Set Aside

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

Multifamily Finance Production - 2004 Application Cycle

July Board Summary - Development Information and Public Input Summary

Tyler Senior Apartment Community

BASIC DEVELOPMENT INFORMATION

Site Address: 3200 Block of W. Front St.  
City: Tyler  
County: Smith  
City: Tyler  
Region: 4  
Population Served: E  
Allocation: U/E

Owner: Tyler Senior Community, L.P.  
Brad Forslund - Phone: (972) 550-7800

Developer: Churchill Residential, Inc.

Housing GC: ICI Construction

Architect: GTF Design


Syndicator: SunAmerica Affordable Housing Partners

Supp Services Texas Inter-Faith Management Corp.

Consultant: N/A

UNIT INFORMATION

Eff  1 BR  2 BR  3 BR  4BR+
0  50  50  0  0
30% 40% 50% 60%
0  0 51 30

Total LI Units: 90
Market Rate Units: 10
Owner/Employee Units: 0
Total Project Units: 100

FUNDING INFORMATION

Credits Requested: $638,196
Credits Recommended in an Amount Not to Exceed: $0

No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Dr. Bob Deuell, District 2  
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  
Resolution of Support from Local Government

Becky Dempsey, 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.

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.

General Summary of Comment:

There was broad support from officials and non-officials. There was support from one neighborhood organization.

7/21/2004 12:15 PM
Tyler Senior Apartment Community

There was no opposition.

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

- [ ] Score: 147
- [ ] Meeting a Required Set Aside

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

## Basic Development Information

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<td>Total Project Units</td>
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## Owner and Development Team

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<tr>
<td>Owner</td>
<td>Temple Senior Community, L.P. Brad Forslund - Phone: (972) 550-7800</td>
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<td>Developer</td>
<td>Churchill Residential, Inc.</td>
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<tr>
<td>Housing GC</td>
<td>ICI Construction</td>
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<td>Architect</td>
<td>GTF Design</td>
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<td>Syndicator</td>
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## Unit Information

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Total LI Units: 95
Market Rate Units: 5
Owner/Employee Units: 0
Total Project Units: 100

## Funding Information

Credits Requested: $658,555
Credits Recommended in an Amount Not to Exceed: $0

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

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

## Public Comment Summary

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

### State/Federal Officials with Jurisdiction:

- TX Senator: Troy Fraser, District 24 (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.

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

- Score: 115
- Meeting a Required Set Aside

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

**City:** Amarillo  
**County:** Potter  
**Zip Code:** 79107  
**Region:** 1  
**Population Served:** F  
**Set Asides:** At-Risk  
**Allocation:** U/E  
**Purpose / Activity:** NC

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>2000 W. Amarillo Blvd.</td>
</tr>
<tr>
<td>City</td>
<td>Amarillo</td>
</tr>
<tr>
<td>County</td>
<td>Potter</td>
</tr>
<tr>
<td>Zip Code</td>
<td>79107</td>
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<tr>
<td>Development #</td>
<td>04123</td>
</tr>
<tr>
<td>Owner/Employee Units</td>
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<tr>
<td>Owner</td>
<td>Amarillo Apartment Community, L.P.</td>
</tr>
<tr>
<td>Developer</td>
<td>Churchill Residential, Inc.</td>
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<tr>
<td>Housing GC</td>
<td>ICI Construction</td>
</tr>
<tr>
<td>Architect</td>
<td>GTF Design</td>
</tr>
<tr>
<td>Syndicator</td>
<td>MMA Financial</td>
</tr>
<tr>
<td>Supp Services</td>
<td>Texas Inter-Faith Management Corp.</td>
</tr>
<tr>
<td>Consultant</td>
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</tr>
<tr>
<td>Residence/Exurban</td>
<td>U/E</td>
</tr>
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<td>Population</td>
<td>E</td>
</tr>
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<td>Activity</td>
<td>NC</td>
</tr>
<tr>
<td>Total LI Units</td>
<td>96</td>
</tr>
<tr>
<td>Total Project Units</td>
<td>120</td>
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<td>Developer:</td>
<td>Churchill Residential, Inc.</td>
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<td>Housing GC:</td>
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<td>Architect:</td>
<td>GTF Design</td>
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<td>Syndicator:</td>
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<td>Supp Services</td>
<td>Texas Inter-Faith Management Corp.</td>
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<tr>
<td>Consultant:</td>
<td>N/A</td>
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<td>Residence/Exurban</td>
<td>U/E</td>
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<td>Population</td>
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<td>Activity</td>
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<td>96</td>
</tr>
<tr>
<td>Total Project Units</td>
<td>120</td>
</tr>
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<td>Credits Requested</td>
<td>$676,605</td>
</tr>
<tr>
<td>Credits Recommended in an Amount Not to Exceed</td>
<td>$0</td>
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<tr>
<td>Other Department Funds</td>
<td>No other funds were requested from the Department.</td>
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**FUNDING INFORMATION**

- **Credits Requested:** $676,605
- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

- **State/Federal Officials with Jurisdiction:**
  - TX Senator: Kel Seliger, District 31  
  - TX Representative: David Swinford, District 87

- **Local Officials and Other Public Officials:**
  - Mayor/Judge: Trent Sisemore, Mayor, S
  - 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  
  - Points: 3  
  - US Senator: NC

**General Summary of Comment:**

There was broad support from officials. There was no opposition.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Amarillo Apartment Community

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

☐ Score: 132  ☐ Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Pelican Landing Townhomes

**BASE DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>2511-2699 Block of Highway 35</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>Rockport</td>
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<tr>
<td>County:</td>
<td>Aransas</td>
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<tr>
<td>Zip Code:</td>
<td>78382</td>
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<tr>
<td>Region:</td>
<td>10</td>
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<tr>
<td>Population Served:</td>
<td>F</td>
</tr>
<tr>
<td>Development #:</td>
<td>04129</td>
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</table>

**Owner and Development Team**

| Owner:       | Pelican Landing, LTD.          |
|             | Kimberly Herzog - Phone: (936) 857-5944 |
| Developer:  | D. W. Sowell Development, LTD.  |
| Housing GC: | National Urban Construction    |
| Architect:  | Architectural Designs Unlimited |
| Market Analyst: | Gerald A. Teel Company, Inc.   |
| Syndicator: | Paramount Financial Group      |
| Supp Services: | Education-Based Housing, Inc. |
| Consultant: | N/A                            |

**Unit Information**

<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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<tr>
<td>0</td>
<td>16</td>
<td>34</td>
<td>26</td>
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| Total LI Units: | 61 |
| Market Rate Units: | 15 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 76 |

**Funding Information**

- Credits Requested: $504,173
- Credits Recommended in an Amount Not to Exceed: $0
- Other Department Funds: No other funds were requested from the Department.

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

**Public Comment Summary**

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

<table>
<thead>
<tr>
<th>State/Federal Officials with Jurisdiction:</th>
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</thead>
<tbody>
<tr>
<td>TX Senator: Ken Armbrister, District 18</td>
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<tr>
<td>TX Representative: Gene Seaman, District 32</td>
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<table>
<thead>
<tr>
<th>Local Officials and Other Public Officials:</th>
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<tbody>
<tr>
<td>Mayor/Judge: Todd W. Pearson, Mayor, S</td>
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<table>
<thead>
<tr>
<th>Individuals/Businesses:</th>
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</thead>
<tbody>
<tr>
<td>In Support: 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.

**General Summary of Comment:**

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

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

- Score: 136
- Meeting a Required Set Aside

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

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<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City:</th>
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<tbody>
<tr>
<td>5400 Block of Eisenhauer Ave.</td>
<td>04130</td>
<td>San Antonio</td>
<td>9</td>
<td>Bexar</td>
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<td>F</td>
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Set Asides: [ ] At-Risk [ ] Nonprofit Allocation: U/E [ ] USDA 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. |
| Consultant: N/A |

#### UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
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<td>64</td>
<td>50</td>
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30% 40% 50% 60%

14 4 30 72

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

### FUNDING INFORMATION

Credits Requested: $1,000,000
Credits Recommended in an Amount Not to Exceed: $0

No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:

TX Senator: Judith Zaffirini, District 21 [S] Points: 3 US Rep.: NC
TX Representative Ruth Jones McClendon, District 1 [S] Points: 3 US Senator: NC

#### Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Nelson W. Wolf County Judge, NA Frank Madla, Texas Senate, Dist. 19, S
Joe Williams, Councilman Dist.12 of San Antonio, S

#### Individuals/Businesses

In Support: 1 In Opposition: 0

#### Neighborhood Input:

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

Park 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

The organization supports this development because the organization is pleased with the developer's track record.

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

---

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

- Score: 147
- Meeting a Required Set Aside

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Alhambra

**BASIC DEVELOPMENT INFORMATION**

| Site Address: 7100 Block of New Laredo Hwy. | Development #: 04131 |
| City: San Antonio | Region: 9 |
| County: Bexar | Population Served: E |
| Zip Code: 78211 | Set Asides: [ ] At-Risk [ ] Nonprofit |

**UNIT INFORMATION**

<p>| Owner/Employee Units: 0 | Owner/Employee Units: 0 |</p>
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<tr>
<th>Eff</th>
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<th>3 BR</th>
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<tr>
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</table>

**OWNER AND DEVELOPMENT TEAM**

| Owner: The Alhambra Apartments, Ltd. Laura Wingfield - Phone: (210) 212-7300 |
| Developer: Agape Georgetown Housing, Inc. |
| Housing GC: NRP Contractors, LLC |
| Architect: Mucasey Architects |
| Market Analyst: Apartment Market Data |
| Syndicator: MMA Financial LLC |
| Supp Services American Agape Foundation, Inc. |
| Consultant: NRP Holdings, LLC |

**FUNDING INFORMATION**

| Credits Requested: $932,296 | Credits Recommended in an Amount Not to Exceed: $932,296 |
| Other Department Funds: No other funds were requested from the Department. |

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

| TX Senator: Frank Madla, District 19 | Points: 3 US Rep.: NC |
| TX Representative Ken Mercer, District 117 | Points: 3 US Senator: NC |

**Local Officials and Other Public Officials:**

| Mayor/Judge: NC Resolution of Support from Local Government |
| Nelson W. Wolff, County Judge, S |
| Richard Perez, Council Member District 4, S |

**Individuals/Businesses**

| In Support: 0 | In Opposition: 0 |

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials. There was no opposition.
<table>
<thead>
<tr>
<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Score: 148</td>
</tr>
<tr>
<td>☑ Meeting a Required Set Aside</td>
</tr>
</tbody>
</table>

**Explanation:** Has a competitive score in the Nonprofit Set-Aside statewide. In a tie for score with 04149 this application has a lower credit per square foot than 04149 and therefore wins the tie.
## Villas at Costa Almadena

### Basic Development Information
- **Site Address:** 6000 Block of New Braunfels Ave.
- **City:** San Antonio
- **County:** Bexar
- **Set Asides:** At-Risk: No, Nonprofit: No
- **Total Project Units:** 150
- **Owner/Employee Units:** 0
- **Owner:** Costa Almadena, Ltd.
- **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.
- **Owner:** Costa Almadena, Ltd.
- **Syndicator:** MMA Financial LLC
- **Owner/Employee Units:** 0
- **Total LI Units:** 120
- **Set Asides:**
  - At-Risk: None
  - Nonprofit: None
- **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:** 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.

### Unit Information
- **Efficiency:**
  - BR 1: 36
  - BR 2: 64
  - BR 3: 50
  - BR 4: 0
- **Population Served:** F
- **Regional Number:** 9
- **Set Asides:**
  - At-Risk: No
  - Nonprofit: No
- **Allocation:** U/E
- **Total LI Units:** 120
- **Market Rate Units:** 30
- **Owner/Employee Units:** 0
- **Total Project Units:** 150

### Funding Information
- **Credits Requested:** $1,000,000
- **Credits Recommended in an Amount Not to Exceed:** $0

### Public Comment Summary
- **Resolution of Support from Local Government:** No
- **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
  - Nelson W. Wolff, County Judge, NA
  - Judith Zaffirini, TX Sen., Dist. 21, S
  - Robert Puente, TX Rep., Dist. 119, S
  - Ron Segovia, City Council Member, Dist. 3, S
- **Individuals/Businesses**
  - In Support: 0
  - In Opposition: 0

### Neighborhood Input
- **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. There was support from one neighborhood organization.

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

- Score: 159
- Meeting a Required Set Aside

Explanation: Not Recommended: Violates the 1 Mile-1 Year Test with 04107 which is being recommended for the At-Risk Set-Aside.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa at Costa Cadiz

BASIC DEVELOPMENT INFORMATION

Site Address: 2813 W. W. White Road
City: San Antonio
County: Bexar
Zip Code: 78222

Owner: Costa Cadiz, Ltd.
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.

Owner/Employee Units: 0
Total LI Units: 120
Region: 9
Allocations: U/E

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

PUBLIC COMMENT SUMMARY

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

Individuals/Businesses In Support: 1  In Opposition: 0
Letter Score: NA  S or O: S

FUNDING INFORMATION

Credits Requested: $1,000,000
Credits Recommended in an Amount Not to Exceed: $0
Other Department Funds: No other funds were requested from the Department.

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

Pecan Valley Neighborhood Association, Madeline M. De La O
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. There was support from one neighborhood organization.

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

☐ Score: 147  ☐ Meeting a Required Set Aside

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

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>4910 S W Military Drive</th>
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<tbody>
<tr>
<td>City:</td>
<td>San Antonio</td>
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<tr>
<td>County:</td>
<td>Bexar</td>
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<td>Zip Code:</td>
<td>78242</td>
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<td>Region:</td>
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<tr>
<td>Purpose / Activity:</td>
<td>NC</td>
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</table>

### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner:</th>
<th>4910 S W Military Partners, L.P. Bert Magill - Phone: (713) 785-6006</th>
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<tbody>
<tr>
<td>Developer:</td>
<td>San Jacinto Realty Services, LLC</td>
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<tr>
<td>Housing GC:</td>
<td>William Taylor &amp; Co.</td>
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<td>Thompson nelson Group</td>
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<td>Market Analyst:</td>
<td>Apartment Market Data Research</td>
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<td>MMA Financial</td>
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<td>San Jacinto Realty Services</td>
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### UNIT INFORMATION

<table>
<thead>
<tr>
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<td>60</td>
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### FUNDING INFORMATION

- Credits Requested: $881,285
- Credits Recommended in an Amount Not to Exceed: $0
- Other Department Funds: No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**

- TX Senator: Frank Madla, District 19
  - Points: 3 US Rep.: NC
- TX Representative: Ken Mercer, District 117
  - Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

- Mayor/Judge: NC
- Resolution of Support from Local Government: O
- Nelson W. Wolff, County Judge, NA
- 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.

7/21/2004 12:15 PM
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."

Hidden Cove/Indian Creek Neighborhood Association, Elaine De La Rosa

Letter Score: NA  S or O: S

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

General Summary of Comment:
There was support from officials and minimal support from non-officials. There was one letter of opposition from a local official. There was opposition from one neighborhood organization and support from two other neighborhood organizations.

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

- Score: 144
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Courtland Square Apartments

BASIC DEVELOPMENT INFORMATION

| Site Address: | 3500 W. 8th Street at W. Loop 338 | Development #: | 04143 |
| City: | Odessa | Region: | 12 |
| County: | Ector | Zip Code: | 79764 |
| Set Asides: | ☐ At-Risk | ☐ Nonprofit | Allocation: | U/E | ☐ USDA | Purpose / Activity: | NC |

OWNER AND DEVELOPMENT TEAM

| Owner: | Courtland Square Partners, L.P. | Bert Magill - Phone: | (713) 785-6006 |
| Developer: | San Jacinto Realty Services, LLC |
| Housing GC: | William Taylor & Co. |
| Architect: | Thompson Nelson Group |
| Market Analyst: | Apartment Market Data Research |
| Syndicator: | MMA Financial |
| Supp Services: | Education Based Housing |
| Consultant: | San Jacinto Realty Services |

UNIT INFORMATION

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Owner/Employee Units: 0
Total LI Units: 98
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 98

FUNDING INFORMATION

Credits Requested: $779,673
Credits Recommended in an Amount Not to Exceed: $0
Other Department Funds: No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Kel Seliger, District 31 | S | Points: 0 | US Rep.: NC
TX Representative: George West, District 81 | S | Points: 3 | US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Larry Melton, Mayor, S
Resolution of Support from Local Government
Richard Morton, City Manager, S

Individuals/Businesses In Support: 7 | In Opposition: 0

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

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.
Courtland Square Apartments

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

- Score: 142
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Village at Meadowbend Apartments II

BASIC DEVELOPMENT INFORMATION

Site Address: Case Road at Martin Luther King Blvd.
City: Temple
County: Bell
Zip Code: 76504
Population Served: F
Development #: 04145
Region: 8
Allocation: U/E
Set Asides: At-Risk
Nonprofit
Owner/Employee Units: 0
Owner: Village at Meadowbend Apartments II, L.P.
Developer: National Farm Workers Service Center
Housing GC: Encinas Construction Corp.
Architect: Rodriguez and Simon Design Associates
Market Analyst: Apartment Market Data Research
Supp Services: La Union del Pueblo Entero
Consultant: N/A

OWNER AND DEVELOPMENT TEAM

Owner: Village at Meadowbend Apartments II, L.P.
Robert Joy - Phone: (512) 474-5003
Developer: National Farm Workers Service Center
Housing GC: Encinas Construction Corp.
Architect: Rodriguez and Simon Design Associates
Market Analyst: Apartment Market Data Research
Supp Services: La Union del Pueblo Entero
Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 21 44 34 0
30% 40% 50% 60%
0 12 20 47
Total LI Units: 79
Market Rate Units: 20
Owner/Employee Units: 0
Total Project Units: 99

FUNDING INFORMATION

Credits Requested: $656,486
Credits Recommended in an Amount Not to Exceed: $656,486
No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

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

Local Officials and Other Public Officials:
Mayor/Judge: William A. Jones, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

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

Citizens For Progress Inc., Rev. Lee Crossley Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services and apartment amenities planned for the development will be very beneficial. As this development is the second phase of an existing complex, the organization points to the success of the first phase as further reason for their support.

General Summary of Comment:
There was support from officials. There was no opposition. There was a Resolution of Support from the City Council of Temple and one letter of support from a neighborhood organization.

7/21/2004 12:15 PM
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<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
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<tbody>
<tr>
<td>☑️ Score: 149</td>
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**Explanation:** Has a competitive score within its allocation type within the region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**Multifamily Finance Production - 2004 Application Cycle**

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

**Casa Korima**

### BASIC DEVELOPMENT INFORMATION

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<thead>
<tr>
<th>Site Address:</th>
<th>SW Corner - Mile 8 Rd. at Baseline Rd.</th>
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<tr>
<td>City:</td>
<td>Mercedes</td>
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<td>County:</td>
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<td>78570</td>
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<td>Region:</td>
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<td>Development #:</td>
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**Set Asides:**
- At-Risk: [ ]
- Nonprofit: [ ]
- USDA: [ ]

**Allocation:**
- R: Rural
- U/E: Urban/Exurban

**Population Served:**
- Elderly: E
- Family: F
- Transitional: T

**Activity:**
- NC: New Construction
- ACQ: Acquisition
- R: Rehabilitation

**Purpose:**
- NC

**Owner:** Casa Korima Housing Development, L.P.

**Developer:** National Farm Workers Service Center

**Housing GC:** Encinas Construction Corp

**Architect:** Rodriguez and Simon Design Associates

**Market Analyst:** Apartment Market Data Research

**Syndicator:** Related Capital Company

**Supp Services:** La Union del Pueblo Entero

**Consultant:** N/A

### UNIT INFORMATION

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**Total LI Units:** 156

**Market Rate Units:** 40

**Owner/Employee Units:** 0

**Total Project Units:** 196

### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner:</th>
<th>Casa Korima Housing Development, L.P.</th>
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<tr>
<td>Robert Joy - Phone: (512) 474-5003</td>
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<tr>
<th>Developer:</th>
<th>National Farm Workers Service Center</th>
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<th>Architect:</th>
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<th>La Union del Pueblo Entero</th>
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### FUNDING INFORMATION

**Credits Requested:** $1,182,999

**Credits Recommended in an Amount Not to Exceed:** $1,182,999

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

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

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- TX Senator: Eddie Lucio, Jr., District 27 [S Points: 3 US Rep.: NC]
- TX Representative: Miguel David Wise, District 39 [S Points: 3 US Senator: NC]

**Local Officials and Other Public Officials:**
- Mayor/Judge: Joel Quintanilla, Mayor, S
- Resolution of Support from Local Government [ ]
- Ramon Garcia, County Judge, S
- Sylvia Handy, County Commissioner, Pct. 1, S

**Individuals/ Businesses:**
- In Support: 207
- In Opposition: 1195

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

**General Summary of Comment:**
There was broad support from officials and non-officials alike. There was some support from non-officials, but more notably there was overwhelming opposition from non-officials. There was a Resolution of support from the city commission.
Casa Korima

<table>
<thead>
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<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
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<tbody>
<tr>
<td>☑ Score: 143</td>
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Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Shiloh Village Apartments

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #</th>
<th>City</th>
<th>Region</th>
<th>County</th>
<th>Population Served</th>
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<th>Purpose / Activity</th>
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<tr>
<td>8702 Shiloh Road</td>
<td>04147</td>
<td>Dallas</td>
<td>3</td>
<td>Dallas</td>
<td>F</td>
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### OWNER AND DEVELOPMENT TEAM

<table>
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<tr>
<th>Role</th>
<th>Name</th>
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| 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 |
| Syndicator | Related Capital, LLC |
| Consultant | N/A |

### UNIT INFORMATION

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### OWNER AND DEVELOPMENT TEAM

- **Shiloh Village Associates, LP**  
  - Chad Cooley - Phone: (212) 317-5746
- **Related Apartment Preservation, LLC**
- **Leffler & Heaney, Inc**
- **Harry C Hoover Jr**
- **Related Capital, LLC**
- **N/A**

### UNIT INFORMATION

- **Eff 1 BR 2 BR 3 BR 4 BR+**
  - 0 0 16 80 72
- **Total LI Units**: 168
- **Market Rate Units**: 0
- **Owner/Employee Units**: 0
- **Total Project Units**: 168

### FUNDING INFORMATION

- **Credits Requested**: $800,000
- **Credits Recommended in an Amount Not to Exceed**: $800,000
- **Other Department Funds**: No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

- **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**
  - Ferguson Road Initiative, Vikki Martin  
    - Letter Score: NA  
    - S or O: S

  The organization supports this development because it will fulfill a need in the community for affordable and safe housing. The rehabilitation of the existing building which is in disrepair will continue the revitalization of the neighborhood. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

**General Summary of Comment**

There was no opposition. There was a Resolution of Support from the City of Dallas. There was support from one neighborhood organization.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- ✔ Score: 112
- ✔ Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

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

**Seton Home Center for Teen Moms**

### BASIC DEVELOPMENT INFORMATION

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<th>Site Address:</th>
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<td>City:</td>
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<td>County:</td>
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<td>Zip Code:</td>
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<td>Population Served:</td>
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<td>Allocation:</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** Seton Home, LP
  - Margaret Starkey - Phone: (210) 533-3504
- **Developer:** DMA Development Company, LLC
- **Housing GC:** N/A
- **Architect:** Marmon Mok
- **Market Analyst:** Novogradac & Company
- **Syndicator:** N/A
- **Supp Services:** Seton Home
- **Consultant:** Coats Rose, Yale, Ryman & Lee

### UNIT INFORMATION

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- **Total LI Units:** 24
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Project Units:** 24

### FUNDING INFORMATION

- **Credits Requested:** $368,360
- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- TX Senator: Leticia Van De Putte, District 26 - 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
- Nelson W. Wolff, County Judge, S
- Ron Segovia, City Council Member, Dist. 3, S

**Individuals/Businesses**
- In Support: 21
- In Opposition: 0

**Neighborhood Input:**
- 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.

7/21/2004 12:15 PM
Roosevelt Park Neighborhood Association, Candie Beltram  
Letter Score: 12  S or O: S  
The organization supports this development because it has witnessed the services that the developer provides to teen mothers and wishes to encourage it.

Mision Conception, Rev. Ruthowski  
Letter Score: NA  S or O: S  
The organization supports this development because it will "improve the neighborhood" through its services. Additionally, the organization hopes to extend its charity and church services to the future residents.

Los Compadres de San Antonio Missions, Susan Chandoha  
Letter Score: NA  S or O: S  
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children. Also, the design of the development would complement the architecture of the unique Mission Road area.

Texas Association of Child-Placing Agencies, Dan Johnson  
Letter Score: NA  S or O: S  
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Daughters Of Charity Services Of San Antonio, Larry Mejia  
Letter Score: NA  S or O: S  
The organization supports this development because the proposed development and Daughters of Charity share the "same dedication to early childhood development."

Visitation House Ministries, Sister Yolanda Tarango  
Letter Score: NA  S or O: S  
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Catholic Charities, Steve Saldana  
Letter Score: NA  S or O: S  
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

St. Stephen's Episcopal Church, Canon Frank Sierra  
Letter Score: NA  S or O: S  
The organization supports this development because it hopes to reach out to the future residents with its ministry and church services.

The Salvation Army, Jerry Albert  
Letter Score: NA  S or O: S  
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Presa Community Center, Raymond Foley  
Letter Score: NA  S or O: S  
The organization supports this development because the organization is "acutely aware of the needs of homeless children in San Antonio." The proposed development would provide, the organization asserts, "a safety net" for teenagers and children who might otherwise live on the streets.

Old Spanish Missions, Balthasa Janacek  
Letter Score: NA  S or O: S  
The organization supports this development because it will further the stabilization of the community and will "maintain the integrity of architectural and landscaping elements" of the area.

General Summary of Comment:  
There was broad support from officials and non-officials alike. There was a Resolution of Support from the Planning Commission of the City of San Antonio. There was support from twelve neighborhood organizations.
### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- [ ] Score: 148
- [ ] Meeting a Required Set Aside

**Explanation:** There are not enough funds in Region 9 Urban/Exurban to allocate credits to any additional developments. In a tie for score with 04131 this application has a higher credit per square foot than 04131 and therefore loses the tie.
Renaissance Courts

**BASIC DEVELOPMENT INFORMATION**

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<tr>
<th>Site Address:</th>
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<td>Zip Code:</td>
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<tr>
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<td>Owner/Employee Units:</td>
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<td>Purpose / Activity:</td>
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**OWNER AND DEVELOPMENT TEAM**

<table>
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<tr>
<th>Owner:</th>
<th>Renaissance Court Limited</th>
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<tbody>
<tr>
<td>Shirley Hensley - Phone:</td>
<td>(940) 383-3039</td>
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<tr>
<td>Developer:</td>
<td>Carleton Development, Ltd</td>
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<td>Housing GC:</td>
<td>Carleton Construction, Ltd</td>
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<tr>
<td>Architect:</td>
<td>James, Harwick + Partners</td>
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<tr>
<td>Market Analyst:</td>
<td>Integra Realty Resources</td>
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**UNIT INFORMATION**

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

**FUNDING INFORMATION**

Credits Requested: $993,822

Credits Recommended in an Amount Not to Exceed: $993,822

No other funds were requested from the Department.

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- TX Senator: Craig Estes, District 30
  - Points: 3
  - US Rep.: Michael C. Burgess, Dist. 26, S
- TX Representative: Myra Crownover, District 64
  - Points: 0
  - US Senator: NC

**Local Officials and Other Public Officials:**

- Mayor/Judge: Euline Brock, Mayor, S
- Pete Kamp, Council Member, S
- Charles Wiley, Chief of Police, S

**Individuals/Businesses**

- In Support: 61
- In Opposition: 0

**Neighborhood Input:**

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

SEDNA - Southeast Denton Neighborhood Assoc., Carolyn J. Phillips
- Letter Score: NA S or O: S

The organization supports this development because the developer has made efforts to include community input in the planning process.

**General Summary of Comment:**

There was broad support from officials and non-officials alike. There was a Petition of Support from the Denton
Renaissance Courts

Housing Authority. There was no opposition.

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

☑ Score: 129
☐ Meeting a Required Set Aside

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

- **Site Address:** 2800 Hwy 36 South  
- **City:** Brenham  
- **County:** Washington  
- **Zip Code:** 77833  
- **Population Served:** E

#### 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:** Bluffview Villas of Brenham, LP  
  - Samuel Tijerina - Phone: (210) 375-2100  
- **Developer:** Bluffview Villas Builders, LLC  
- **Housing GC:** G.G. MacDonald, Inc.  
- **Architect:** A. Ray Payne  
- **Market Analyst:** Mark Temple  
- **Syndicator:** Boston Capital Partners, Inc.  
- **Supp Services:** Brazos Bailey Community Action Assoc.  
- **Consultant:** N/A

### UNIT INFORMATION

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

### FUNDING INFORMATION

- **Credits Requested:** $453,021  
- **Credits Recommended in an Amount Not to Exceed:** $453,021  
- **Other Department Funds:** No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:
- **TX Senator:** Ken Armbrister, District 18  
  - Points: 3  
  - US Rep.: NC
- **TX Representative:** Lois Kolkhorst, District 13  
  - Points: 0  
  - US Senator: NC

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

#### Individuals/Businesses
- **In Support:** 0  
- **In Opposition:** 1

### Neighborhood Input:

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

#### General Summary of Comment:

There was support from an official and one letter of opposition from a non-official. There was a Resolution of Support from the City of Brenham.

7/21/2004 12:15 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☑ Score: 112  ☐ Meeting a Required Set Aside

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

**BASIC DEVELOPMENT INFORMATION**

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<td>City: Plainview</td>
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**SET ASIDES**

- At-Risk: 
- Nonprofit: 
- R: Rural
- U/E: Urban/Exurban
- E: Elderly
- F: Family
- T: Transitional
- NC: New Construction
- ACQ: Acquisition
- R: Rehab

**OWNER AND DEVELOPMENT TEAM**

- Owner: Plainview Vistas, LP
  - Cathy Graugnard - Phone: (210) 490-9440
- Developer: LSH Development Company, LLC
- Housing GC: Charter Contractor
- Architect: Cross Architects, PLLC
- Market Analyst: Novogradac & Company
- Syndicator: MMA Financial, LLC
- Supp Services: N/A
- Consultant: N/A

**UNIT INFORMATION**

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- Total LI Units: 60
- Market Rate Units: 16
- Owner/Employee Units: 0
- Total Project Units: 76

**FUNDING INFORMATION**

- Credits Requested: $668,428
- Credits Recommended in an Amount Not to Exceed: $668,428
- Other Department Funds: No other funds were requested from the Department.

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- TX Senator: Robert Duncan, District 28 [S Points: 3 US Rep.: NC]
- TX Representative: Pete Laney, District 85 [NC Points: 0 US Senator: NC]

**Local Officials and Other Public Officials:**

- Mayor/Judge: NC Resolution of Support from Local Government
- Irene Favila, City Councilmember Precinct 7, S

**Individuals/Businesses**

- In Support: 1
- In Opposition: 34

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials and non-officials. There was broad opposition from non-officials.
Plainview Vistas

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

- [x] Score: 142
- [ ] Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
College Street Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: College Street near FM 2218  Development #:  04156
City: Richmond  Region:  6
County: Fort Bend  Zip Code:  77469  Population Served:  F

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

Owner/Employee Units: 0  Credits Requested: $507,651  Purpose / Activity: NC

Developer: MMM College Street, LLC  Housing GC: Barron Builders & Management
Architect: N/A
Market Analyst: The Gill Companies
Syndicator: MMA Financial, LLC
Supp Services  N/A  Consultant: G. Barron Rush, Jr.

UNIT INFORMATION

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

FUNDING INFORMATION

Credits Requested: $507,651  Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Kyle Janek, District 17  NC  Points: 0  US Rep.: NC
TX Representative: Dora Olivo, District 27  S  Points: 3  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Hilmar G. Moore, Mayor, S  Resolution of Support from Local Government

Individuals/Businesses  In Support: 0  In Opposition: 1

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.
College Street Apartments

Fort Bend Senior Citizens, Manuela Arroyos

Letter Score: NA  S or O: ✅

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: ✅

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

**General Summary of Comment:**

There was support from officials and one letter of opposition from a non-official. There were three letters of support from neighborhood organizations.

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

- [ ] Score: 134
- [ ] Meeting a Required Set Aside

**Explanation:** Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary

Samaritan House

**BASIC DEVELOPMENT INFORMATION**

| Site Address: 929 Hemphill Ave. | Development #: 04157 |
| City: Fort Worth | Region: 3 |
| County: Tarrant | Population Served: F |
| Zip Code: 76104 | Allocation: U/E |

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

**Owner and Development Team**

| Owner: Hemphill Samaritan, L. P. |
| Thomas Scott - Phone: (713) 785-1005 |
| Developer: Hemphill Samaritan Developers, LLC |
| Housing GC: Rampart Builders, Ltd. |
| Architect: C.M. Architecture, PA |
| Market Analyst: Novogradac & Company LLP |
| Syndicator: N/A |
| Supp Services: Samaritan House |
| Consultant: Gannon Outsourcing |

**Unit Information**

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| Owner/Employee Units: | 0 |
| Total LI Units: | 126 |
| Market Rate Units: | 0 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 126 |

**Credits Requested:** $819,331

**Credits Recommended in an Amount Not to Exceed:** $819,331

No other funds were requested from the Department.

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

| TX Senator: Kim Brimer, District 10 | Points: 3 |
| TX Representative Lon Burnam, District 90 | Points: 3 |

**Local Officials and Other Public Officials:**

| Mayor/Judge: NC |
| Dionne Gagsby, County Commissioner, Precinct 1, S |
| Thomas Tocco, Superintendent, S |

**Individuals/Businesses**

| In Support: 7 |
| In Opposition: 0 |

**Neighborhood Input:**

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

Fort Worth South, Inc., Donald Scott

Letter Score: NA  S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area, and the proposed design is consistent with the "urban village" plan promoted by the city of Fort Worth.

7/21/2004 12:15 PM
General Summary of Comment:
There was broad support from officials and non-officials. There was support from one neighborhood organization.

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

- Score: 137
- Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Windrock Apartments

BASIC DEVELOPMENT INFORMATION
Site Address: Near Rankin Hwy. between Wolcott Ave & Stokes Av
City: Midland
County: Midland
Zip Code: 79701
Total Project Units: 100

UNIT INFORMATION
Owner: Windrock Apartments, Ltd.
Developer: G. Barron Rush, Jr.
Housing GC: Barron Builders & Management
Architect: N/A
Market Analyst: The Gill Companies
Syndicator: Simpson Housing Solutions
Consultant: Gannon Outsourcing

OWNERS AND DEVELOPMENT TEAM

Credits Requested: $642,689
Credits Recommended in an Amount Not to Exceed: $0

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

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

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

State/Federal Officials with Jurisdiction:
TX Senator: Kel Seliger, District 31 Points: 3 US Rep.: NC
TX Representative: Tom Craddick, District 82 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.
Windrock Apartments

Midland West Rotary Club, No Contact

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

General Summary of Comment:
There was support from officials. There was support from two neighborhood organizations. There was no opposition.

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

- Score: 143
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary

Village on Hobbs Road

BASIC DEVELOPMENT INFORMATION

Site Address: 6000 Hobbs Road  Development #: 04160
City: League City  Region: 6
County: Galveston  Zip Code: 77573  Population Served: E

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


OWNER AND DEVELOPMENT TEAM

Owner: Hobbs Road Village, L.P.
  Thomas Scott - Phone: (713) 785-1005

Developer: Hobbs Road Developers, LLC

Housing GC: Rampart Builders, Ltd.

Architect: The Clerkley Watkins Group

Market Analyst: Novogradac & Company LLP

Syndicator: Alliant Capital Ltd

Supp Services: N/A

 Consultant: Gannon Outsourcing

UNIT INFORMATION

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

FUNDING INFORMATION

Credits Requested: $552,528
Credits Recommended in an Amount Not to Exceed: $552,528

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Mike Jackson, District 11  S  Points: 3  US Rep.: NC

TX Representative: Larry Taylor, District 24  S  Points: 3  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: A. Jeff Harrison, Mayor, S  Resolution of Support from Local Government

Individuals/Businesses  In Support: 0  In Opposition: 0

Neighborhood Input:

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

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

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

☑ Score: 153  ☐ Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Travis Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: Corner of E 4th St. & Guava Ave.  Development #: 04162
City: Lubbock  Region: 1
County: Lubbock  Zip Code: 79403  Population Served: F
Set Asides: □ At-Risk  □ Nonprofit  Allocation: U/E  □ USDA  Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM

Owner: Travis Place Apartments, Ltd.
Tim Smith - Phone: (281) 363-8705
Developer: G. Barron Rush, Jr.
Housing GC: Barron Builders & Management
Architect: N/A
Market Analyst: The Gill Companies
Syndicator: Simpson Housing Solutions
Supp Services: N/A
 Consultant: Gannon Outsourcing

UNIT INFORMATION

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

FUNDING INFORMATION

Credits Requested: $764,539
Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28  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.

Boys & Girls Clubs of Lubbock, Tom Vermillion
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial and appreciates that the development will be built with energy efficiency in mind.

Children's Advocacy Center of The South Plains, Connie Hendrix
Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

Parkway Cherry Point Neighborhood Association, Felecisima Betts
Letter Score: NA  S or O: S
The organization supports this development because it will meet a need in the community for affordable and safe housing. The organization was also pleased by plans for the apartment's energy-efficient design.

General Summary of Comment:
There was minimal support from officials and one letter of opposition from an official. Representative Isett originally sent in a support letter, which he withdrew after May 31, 2004. There were letters of support from six neighborhood organizations.

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

☐ Score: 142  ☐ Meeting a Required Set Aside

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

### BASIC DEVELOPMENT INFORMATION

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### OWNER AND DEVELOPMENT TEAM

| Owner:                | Riverview Apartments, Ltd.               |
| Developer:            | G. Barron Rush, Jr.                      |
| Housing GC:           | Barron Builders & Management             |
| Architect:            | N/A                                      |
| Market Analyst:       | The Gill Companies                       |
| Syndicator:           | Simpson Housing Solutions                |
| Supp Services:        | N/A                                      |
| Consultant:           | Gannon Outsourcing                       |

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### UNIT INFORMATION

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</tr>
</thead>
<tbody>
<tr>
<td>Credits Recommended in an Amount Not to Exceed:</td>
<td>$0</td>
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</table>

### FUNDING INFORMATION

- Credits Recommended: $735,023
- Credits Recommended in an Amount Not to Exceed: $0

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

### PUBLIC COMMENT SUMMARY

**State/Federal Officials with Jurisdiction:**
- TX Senator: Robert Duncan, District 28
- TX Representative: Scott Campbell, District 72

**Local Officials and Other Public Officials:**
- Mayor/Judge: NC
- Devin Bates, City Councilman, Dist. 5, O
- Joe O. Holguin, City Council Member, S

**Individuals/Businesses in Support:** 2
**Individuals/Businesses in Opposition:** 2

**Neighborhood Input:**

- Concho Valley Community Action Agency, Sidney Mabry

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 opposition from a local official and some from non-officials. Representative Scott Campbell originally was in support of the development but withdrew his support after discussions with his constituents.

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

☐ Score: 141  ☐ Meeting a Required Set Aside

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

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<thead>
<tr>
<th>Field</th>
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<tr>
<td>County</td>
<td>Harris</td>
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<tr>
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<td>Owner/Employee Units</td>
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<td>Oxford Community, L.P.</td>
</tr>
<tr>
<td>Developer</td>
<td>APV Redevelopment Corporation</td>
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<tr>
<td>Architect</td>
<td>Rey De La Reza Architects, Inc.</td>
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<tr>
<td>Market Analyst</td>
<td>O'Connor &amp; Associates, LP</td>
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<td>Hydro GC</td>
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<td>Oxford Community, L.P.</td>
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<tr>
<td>Developer:</td>
<td>APV Redevelopment Corporation</td>
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<tr>
<td>Architect:</td>
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<td>Market Analyst:</td>
<td>O'Connor &amp; Associates, LP</td>
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<td>Housing GC:</td>
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<td>Consultant:</td>
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<td>O'Connor &amp; Associates, LP</td>
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<td>Credits Requested in an Amount Not to Exceed:</td>
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<td>Other Department Funds:</td>
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction

- TX Representative: 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
- Gordon Quan, City Council Member, S

#### Individuals/Businesses

- In Support: 838  
  - In Opposition: 650

#### Neighborhood Input

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

Northline Park Advisory Council, Paula Parshall  
- Letter Score: -1  
- S or O: 0

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."

Rosegarden Civic Club Inc., Phyllis Nervis  
Letter Score: NA  S or O: S
The organization supports this development because it involves preservation of existing housing stock which, to the organization, "makes more sense than adding more apartments to an already overcrowded neighborhood."

Houston Works, T. W. Hudson  
Letter Score: NA  S or O: S
The organization supports this development because it involves preservation of existing housing stock, it will provide job training and other supportive services, and it will fulfill a need in the community for affordable housing.

Houston Area Urban League, Sylvia Brooks  
Letter Score: NA  S or O: S
The organization supports this development because it involves preservation of existing housing stock, it will provide job training and other supportive services, and it will fulfill a need in the community for affordable housing.

Boys & Girls Club of Greater Houston, John Harvard  
Letter Score: NA  S or O: S
The organization expresses a general statement of support for the development.

**General Summary of Comment:**
There was one letter of support from an official and extensive support, and opposition, from non-officials. There was opposition from one neighborhood organization, but support from six other neighborhood organizations.

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

- Score: 141  
- Meeting a Required Set Aside

**Explanation:** Has a competitive score in the At-Risk Set-Aside in its region and has a competitive score in the Nonprofit Set-Aside statewide.
### Multi-Family Finance Production Division
#### Multifamily Finance Production - 2004 Application Cycle
##### July Board Summary - Development Information and Public Input Summary

**Gardens of Athens**

**City:** Athens  
**Zip Code:** 75751  
**County:** Henderson  
**Total Project Units:** 36

### Basic Development Information

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<tr>
<th>Site Address</th>
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<tbody>
<tr>
<td>314 N Wood Street</td>
<td>04170</td>
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<table>
<thead>
<tr>
<th>City</th>
<th>Region</th>
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<tbody>
<tr>
<td>Athens</td>
<td>4</td>
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</table>

**County:** Henderson  
**Zip Code:** 75751  
**Population Served:** E  
**Set Asides:** At-Risk  
**Allocation:** R  
**USDA:**  
**Purpose / Activity:** NC

### Owner and Development Team

<table>
<thead>
<tr>
<th>Owner</th>
<th>Developer</th>
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<tbody>
<tr>
<td>The Gardens of Athens, L.L.C</td>
<td>Continental Realty, Inc.</td>
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</table>

<table>
<thead>
<tr>
<th>Housing GC</th>
<th>Architect</th>
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</thead>
<tbody>
<tr>
<td>Continental Construction of Topeka, Inc.</td>
<td>Beeler, Guest, and Owens Architects</td>
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<table>
<thead>
<tr>
<th>Market Analyst</th>
<th>Syndicator</th>
<th>Supp Services</th>
<th>Consultant</th>
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<tr>
<td>Shaner Appraisals Inc.</td>
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### Unit Information

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**At-Risk:**  
**Nonprofit:**  
**Population Served:** E  
**Allocation:** R  
**USDA:**  
**Purpose / Activity:** NC

### Funding Information

**Credits Requested:** $245,888  
**Credits Recommended in an Amount Not to Exceed:** $245,888

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

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

### Public Comment Summary

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

**State/Federal Officials with Jurisdiction:**

<table>
<thead>
<tr>
<th>TX Senator</th>
<th>District 3</th>
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<th>US Rep.: NC</th>
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<table>
<thead>
<tr>
<th>TX Representative</th>
<th>Betty Brown, District 4</th>
<th>S Points: 3</th>
<th>US Senator: NC</th>
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**Local Officials and Other Public Officials:**

**Resolution of Support from Local Government:**

**Individuals/Businesses**

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

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

- **Score:** 136  
- **Meeting a Required Set Aside:**

**Explanation:** Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Multifamily Finance Production - 2004 Application Cycle  
July Board Summary - Development Information and Public Input Summary  

Gardens of Tye

### BASIC DEVELOPMENT INFORMATION

| Site Address: | 601 Scott Street |
| City: | Tye |
| Region: | 2 |
| County: | Taylor |
| Zip Code: | 79563 |
| Development #: | 04172 |
| Population Served: | E |
| Set Asides: | At-Risk, Nonprofit, USDA |
| Allocation: | U/E |
| Owner: | The Gardens of Tye, 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 |
| 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 |

### OWNER AND DEVELOPMENT TEAM

| Owner: | The Gardens of Tye, 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 |
| Consultant: | N/A |

### FUNDING INFORMATION

Credits Requested: $245,557  
Credits Recommended in an Amount Not to Exceed: $0  
No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**

| TX Senator: | Troy Fraser, District 24 |
| Points: | 3 |
| US Rep.: | NC |
| TX Representative: | Bob Hunter, District 71 |
| Points: | 3 |
| US Senator: | NC |

**Local Officials and Other Public Officials:**

| Mayoral Judge: | Gayland Childers, Mayor, S |
| George Newman, County Judge, S |
| Danette Dunlap, Councilmember, S |
| Nancy Moore, Councilmember, S |
| Connie Selden, Tye Economic Dev. Corp., S |

**Individuals/Businesses In Support:** 6  
**In Opposition:** 0

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

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

- Score: 147
- Meeting a Required Set Aside

Explanation: In a tie for score with 04241 this application has a higher credit per square foot than 04241 and therefore loses the tie.
### Gardens of Burkburnett

**Site Address:** 105 Williams Street  
**City:** Burkburnett  
**County:** Wichita  
**Zip Code:** 76354  
**Population Served:** Elderly

#### BASIC DEVELOPMENT INFORMATION

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<td>Region</td>
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<tr>
<td>County</td>
<td>Wichita</td>
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<tr>
<td>Population Served</td>
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<tr>
<td>Site Address</td>
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<td>2 BR</td>
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<td>Population Served</td>
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<td>Purpose / Activity</td>
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#### OWNER AND DEVELOPMENT TEAM

- **Owner:** The Gardens of Burk Burnett, L.L.C  
  George Hopper  
  Phone: (785) 266-6133
- **Developer:** Continental Realty, Inc.
- **Housing GC:** Continental Construction of Topeka, Inc.
- **Architect:** Beeler, Guest, and Owens Architects
- **Market Analyst:** Shaner Appraisals Inc.
- **Syndicator:** Boston Capital Holdings LLC
- **Supp Services:** N/A
- **Consultant:** N/A

#### UNIT INFORMATION

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  - 30% 40% 50% 60%
  - 0 0 0 30

#### FUNDING INFORMATION

- **Credits Requested:** $229,311
- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** No other funds were requested from the Department.

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

#### PUBLIC COMMENT SUMMARY

- **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  
    Resolution of Support from Local Government: No
  - Woodrow Gossom, County Judge, S  
    Pat Norriss, Precinct 2, County Commissioner, S
  - Joseph R. Miller, Precinct 1, County Commissioner, S  
    Gordon Griffith, Precinct 3, County Commissioner, S

- **Individuals/Businesses In Support:** 10  
  **In Opposition:** 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was overwhelming support from officials and support from non-officials. There was no opposition.
### Gardens of Burkburnett

| Recommendation by the Executive Award and Review Advisory Committee is Based On: |
|----------------------------------|----------------------------------|
| ☐ Score: 127                    | ☐ Meeting a Required Set Aside   |
| Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region. |
### Garden of Early

#### Site Address:
401 Old Comanche Road

#### City:
Early

#### County:
Brown

#### Zip Code:
76802

#### Population Served:
Elderly

#### Purpose / Activity:
New Construction

#### Owner:
The Gardens of Early, L.L.C
George Hopper - Phone: (785) 266-6133

#### Developer:
Continental Realty, Inc.

#### Housing GC:
Continental Construction of Topeka, Inc.

#### Architect:
Beeler, Guest, and Owens Architects

#### Market Analyst:
Shaner Appraisals Inc.

#### Syndicator:
Boston Capital Holdings LLC

#### Consultant:
N/A

#### Owner/Employee Units:
0

#### Population Served:
Elderly

#### Allocation:
Rural, Urban/Exurban

#### Total LI Units:
30

#### Total Project Units:
36

### Owner and Development Team

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### Funding Information

- Credits Requested: $230,137
- Credits Recommended in an Amount Not to Exceed: $0
- Other Department Funds: No other funds were requested from the Department.

### Public Comment Summary

- **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

- 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: 132
- Meeting a Required Set Aside

Explanation: Was determined to have an excessive inclusive capture rate by the Real Estate Analysis Division.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Mabank

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | 801 S. Second Street |
| City:         | Mabank               |
| County:       | Kaufman              |
| Zip Code:     | 75157                |
| Set Asides:   | At-Risk              |
| Owner/Employee Units: | 0 |

**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                                         |
| Consultant:   | N/A                                                                |

**UNIT INFORMATION**

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Total LI Units: 28
Total Market Rate Units: 8
Owner/Employee Units: 0
Total Project Units: 36

**FUNDING INFORMATION**

Credits Requested: $215,498
Credits Recommended in an Amount Not to Exceed: $0

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

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

**PUBLIC COMMENT SUMMARY**

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

State/Federal Officials with Jurisdiction:

| TX Senator: | Dr. Bob Deuell, District 2 | Points: 3 | US Rep.: NC |
| TX Representative: | Betty Brown, District 4 | Points: 3 | US Senator: NC |

Local Officials and Other Public Officials:

| Mayor/Judge: | Larry Teague, Mayor, S | Resolution of Support from Local Government |
| Wayne Gent, Kaufman County Judge, S | Johnny Adams, Mayor Pro Tem, S |
| John Walter Hyde, President, Board of Trustees, S | R.D. Marshall, Superintendent, S |

Individuals/Businesses In Support: 6
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 broad 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: 145
☐ Meeting a Required Set Aside

Explanation: Was determined to be financially infeasible upon review by the Real Estate Analysis Division.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**Multifamily Finance Production - 2004 Application Cycle**

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

**Gardens of Gladewater**

---

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 108 N. Lee Drive
- **City:** Gladewater
- **County:** Gregg
- **Zip Code:** 75647
- **Population Served:** E
- **Region:** 4
- **Purpose / Activity:** NC
- **Total Project Units:** 36

### OWNER AND DEVELOPMENT TEAM

- **Owner:** The Gardens of Gladewater, L.L.C
  - George Hopper - Phone: (785) 266-6133
- **Developer:** Continental Realty, Inc.
- **Housing GC:** Continental Construction of Topeka, Inc.
- **Architect:** Beeler, Guest, and Owens Architects
- **Market Analyst:** Shaner Appraisals Inc.
- **Syndicator:** Boston Capital Holdings LLC
- **Consultant:** N/A

### UNIT INFORMATION

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</table>

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

### FUNDING INFORMATION

- **Credits Requested:** $260,918
- **Credits Recommended in an Amount Not to Exceed:** $0

**Public Comment Summary**

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

#### State/Federal Officials with Jurisdiction:
- **TX Senator:** Kevin Eltife, District 1
  - Points: 3  US Rep.: NC
- **TX Representative:** Tommy Merritt, District 7
  - Points: 3  US Senator: NC

#### Local Officials and Other Public Officials:
- **Mayor/Judge:** John Paul Tallent, Mayor, S
  - Resolution of Support from Local Government
- **Bill Stoudt, County Judge, S**

#### Individuals/Businesses:
- **In Support:** 1
- **In Opposition:** 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and one letter of support from a non-official. There was no opposition.

---

7/21/2004 12:15 PM
Gardens of Gladewater

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

- Score: 130
- Meeting a Required Set Aside

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

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<td>Zip Code:</td>
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<tr>
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<td>At-Risk</td>
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<td></td>
</tr>
<tr>
<td>Owner/Employee Units:</td>
<td>0</td>
<td></td>
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</table>

## Owner and Development Team

- **Owner:** Hanford I Limited Partnership  
  Ronnie Hodges - Phone: (512) 249-6240
- **Developer:** Alsace Developer, Inc.
- **Housing GC:** Charter Contractors, Inc.
- **Architect:** L.K. Travis & Association
- **Market Analyst:** Novogradac & Company
- **Syndicator:** Raymond James Tax Credit Funds
- **Supp Services:** Tejas Affordable Housing
- **Consultant:** N/A

## Unit Information

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<tr>
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- **Total LI Units:** 60
- **Market Rate Units:** 16
- **Owner/Employee Units:** 0
- **Total Project Units:** 76

## Funding Information

- **Credits Requested:** $414,945
- **Credits Recommended in an Amount Not to Exceed:** $0

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

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

## Public Comment Summary

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

### State/Federal Officials with Jurisdiction:
- **TX Senator:** Kip Averitt, District 22  
  [S] Points: 3  
  US Rep.: NC
- **TX Representative:** Jim Keffer, District 60  
  [S] Points: 3  
  US Senator: NC

### Local Officials and Other Public Officials:
- **Mayor/Judge:** David Southern, Mayor, Granbury, S  
  Resolution of Support from Local Government
- **Charles Baskett, County Commissioner, Pct. 2, S**
- **Matt Mills, County Commissioner, Pct. 3, S**
- **Andy Rash, County Judge, N**

### Individuals/Businesses

- **In Support:** 1  
  **In Opposition:** 0

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

### General Summary of Comment:
There was broad support from officials and one letter of support from a non-official. There was no opposition.

7/21/2004 12:15 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☐ Score: 122  ☐ Meeting a Required Set Aside

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

## BASIC DEVELOPMENT INFORMATION

| Site Address: | 2101 Montopolis Drive |
| City: | Austin |
| County: | Travis |
| Zip Code: | 78741 |
| Owner: | American Affordable Homes LP |
| Developer: | American Affordable Homes Dev. Inc. |
| Housing GC: | N/A |
| Architect: | Chiles Architects Inc. |
| Market Analyst: | Capital Market Research |
| Supp Services: | YMCA of Austin |
| Consultant: | N/A |
| Credits Requested: | $206,339 |

## UNIT INFORMATION

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| Total LI Units: | 28 |
| Market Rate Units: | 8 |
| Owner/Employee Units: | 0 |
| Total Project Units: | 36 |

## FUNDING INFORMATION

- Credits Recommended in an Amount Not to Exceed: $0
- Other Department Funds: No other funds were requested from the Department.

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

## PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- TX Senator: Gonzalo Barrientos, District 14 [NC Points: 0 US Rep.: NC]
- TX Representative: Eddie Rodriguez, District 51 [S Points: 3 US Senator: NC]

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

**Individuals/Businesses**
- In Support: 2
- In Opposition: 0

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

**General Summary of Comment:**
There was minimal support from officials and non-officials. There was no opposition.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Montopolis Senior Pavilion

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

☐ Score: 148  ☐ Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Riverside Senior Pavilion

BASIC DEVELOPMENT INFORMATION

| Site Address: 6010 E. Riverside Drive | Development #: 04183 |
| City: Austin | Region: 7 |
| County: Travis | Population Served: E |
| Zip Code: 78741 | Set Asides: At-Risk Nonprofit |
| Total Project Units: 36 | Allocation: U/E USDA |

OWNER AND DEVELOPMENT TEAM

| Owner: American Affordable Homes LP |
| Developer: American Affordable Homes Dev. Inc. |
| Housing GC: N/A |
| Architect: Chiles Architects Inc. |
| Market Analyst: Capital Market Research |
| Syndicator: N/A |
| Supp Services: YMCA of Austin |
| Consultant: N/A |

UNIT INFORMATION

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Total LI Units: 28
Market Rate Units: 8
Owner/Employee Units: 0
Total Project Units: 36

FUNDING INFORMATION

Credits Requested: $206,339
Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:

| TX Senator: Gonzalo Barrientos, District 14 |
| TX Representative Eddie Rodriguez, District 51 |

Local Officials and Other Public Officials:

| Mayor/Judge: NC |
| Margaret Gomez, Commissioner, Precinct 4, S |

Individuals/Businesses In Support: 2 In Opposition: 0

Resolution of Support from Local Government

Individuals/Businesses:

| In Support: 2 |
| 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 minimal support from non-officials. There was no opposition.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- [ ] Score: 141
- [ ] Meeting a Required Set Aside

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

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<td>City</td>
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<td>County</td>
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<td>Zip Code</td>
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<td>Population Served</td>
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<td>Total Project Units</td>
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<td>Set Asides</td>
<td>At-Risk, Nonprofit</td>
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| Allocation         | U/E, USDA                                |
| Purpose/Activity   | NC                                       |

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Chandler's Cove Limited Partnership
  - David Saling - Phone: (512) 794-9378
- **Developer:** CHA Development Limited Partnership
- **Housing GC:** Campbell-Hogue Construction
- **Architect:** Chiles Architects Inc.
- **Market Analyst:** Capitol Market Research, Inc.
- **Syndicator:** MMA Financial
- **Supp Services:** Family Eldercare
- **Consultant:** N/A

### UNIT INFORMATION

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- **Total LI Units:** 72
- **Market Rate Units:** 18
- **Owner/Employee Units:** 0
- **Total Project Units:** 90

### FUNDING INFORMATION

- **Credits Requested:** $457,724
- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:
- **TX Senator:** Steve Ogden, District 5 - 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. Doerler, County Judge, S**

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

#### Neighborhood Input:

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

#### General Summary of Comment:

Letter of support from Senator Stephen Ogden was received after the deadline therefore while his support is noted no points were awarded. There was broad support from officials. There was no opposition.
Chandler's Cove Retirement

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

- Score: 121
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Ambassador North Apartments

BASIC DEVELOPMENT INFORMATION

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<td>Owner/Employee Units: 0</td>
<td>USDA Purpose / Activity: NC/ACQ/R</td>
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OWNER AND DEVELOPMENT TEAM

| Owner: Creative Choice Texas I, Ltd. | Eff 1 BR 2 BR 3 BR 4BR+ |
| Developer: Creative Choice Homes, Inc. | 0 54 60 0 0 |
| Housing GC: Naimisha Construction, Inc | 30% 40% 50% 60% |
| Architect: BSA-Architects, Inc. | Total LI Units: 91 |
| Market Analyst: Patrick O'Connor & Associates | Market Rate Units: 23 |
| Syndicator: MMA Financial, LLC | Owner/Employee Units: 0 |
| Supp Services Innovative Management Services, LLC | Total Project Units: 114 |
| Consultant: N/A | |

UNIT INFORMATION

| Credits Requested: $486,067 | Credits Recommended in an Amount Not to Exceed: $0 |
| Other Department Funds: No other funds were requested from the Department. |

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

FUNDING INFORMATION

State/Federal Officials with Jurisdiction:
- TX Representative: Mario Gallegos, Jr., District 6 Points: 3 US Rep.: Gene Green, Dist.29, S
- TX Representative: Kevin Bailey, District 140 Points: 3 US Senator: NC

Local Officials and Other Public Officials:
- Mayor/Judge: NC Resolution of Support from Local Government
- Adrian Garcia, City Council Member, Dist. H, S
- Sylvia R. Garcia, Commissioner, Harris Co. Pct. 2, S

Individuals/Businesses In Support: 6 In Opposition: 0

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

Northline Park Advisory Council, Paula Parshall Letter Score: 12 S or O: S
The organization supports this development because the building being rehabilitated is currently a blight on the community. Also, the organization was pleased with the developer’s inclusion of community input in the planning process.
**Ambassador North Apartments**

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

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**
- Score: 141
- Meeting a Required Set Aside

**Explanation:** Not Recommended: Violates the 1 Mile-1 Year Test with 04167 which is being recommended for the At-Risk Set-Aside.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Providence at Boca Chica

BASIC DEVELOPMENT INFORMATION

Site Address: Intersection of Ash Street & Elm Street
City: Brownsville
County: Cameron
Zip Code: 78521
Region: 11
Population Served: F
Allocation: U/E
Set Asides: At-Risk

Owner/Employee Units: 0
Owner: Longbranch, L.P.
Saleem Jafar - Phone: (972) 239-8500
Developer: Leon J. Backes & Saleem A. Jafar
Housing GC: Provident Realty Construction, LP
Architect: Gailer Tolson & French
Market Analyst: Butler Burgher and Assoc.
Syndicator: Related Capital Company
Supp Services: Housing Authority of the City of Brownsville
Consultant: N/A

UNIT INFORMATION

1 BR 2 BR 3 BR 4BR+
Eff 0 35 68 55 0
30% 40% 50% 60%
23 12 22 93
Total LI Units: 150
Market Rate Units: 8
Owner/Employee Units: 0
Total Project Units: 158

FUNDING INFORMATION

Credits Requested: $1,034,927
Credits Recommended in an Amount Not to Exceed: $1,034,927

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Eddie Lucio, Jr., District 27 S Points: 3 US Rep.: NC
TX Representative Rene Oliveira, District 37 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Eddie Trevino, Jr, Mayor , S Resolution of Support from Local Government
John Wood, County Commissioner Pct. 2, S
Ben Medina, Jr., Acting Planning Director, S

Individuals/Businesses In Support: 1 In Opposition: 0

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

Poinsettia Association, Maria Jaime Letter Score: NA S or O: S
The organization supports this development because it will cater to a range of income levels, it will include a high-quality community center, and the developer has worked closely with the organization in the planning process.

7/21/2004 12:15 PM
General Summary of Comment:
There was broad support from officials and one letter of support from a non-official. There was support from one neighborhood organization. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:
- Score: 128
- Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Providence at UT Southwestern

BASIC DEVELOPMENT INFORMATION

Site Address: Mockingbird Lane and Harry Hines
City: Dallas
County: Dallas
City: Dallas
County: Dallas
Zip Code: 75201
Population Served: E

Owner: Chicory Court-UT-Southwestern, L.P.
Developer: Leon J. Vackes & Saleem A. Jafar
Housing GC: Provident Realty Construction, LP
Architect: Gailer Tolson & French
Market Analyst: Butler Burgher and Assoc.
Supp Services: N/A
Consultant: N/A

UNIT INFORMATION

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Total LI Units: 162
Market Rate Units: 18
Owner/Employee Units: 0
Total Project Units: 180

FUNDING INFORMATION

Credits Requested: $909,255
Credits Recommended in an Amount Not to Exceed: $0

No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Royce West, District 23 [S]
Points: 3 US Rep.: NC
TX Representative: 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
Royce West, Senator District 23, 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. 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: 126
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary

Providence at Edinburg

BASIC DEVELOPMENT INFORMATION

Site Address: 201 North 13th Ave
City: Edinburg
County: Hidalgo
Zip Code: 78541

Development #: 04193
Region: 11
Population Served: E

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

Owner: Chicory Court XXX, LP
Saleem Jafar - Phone: (972) 239-8500

Developer: Saleem Jafar and Leon Backes
Housing GC: Provident Realty Construction, LP
Architect: Demarest and Assoc
Market Analyst: Butler Burgher and Assoc.
Syndicator: N/A
Supp Services N/A
Consultant: N/A

UNIT INFORMATION

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Set Asides: Population Served:
30% 40% 50% 60%
17 0 0 83

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

FUNDING INFORMATION

Credits Requested: $445,854
Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Juan "Chuy" Hinojosa, District 20  S  Points: 3  US Rep.: NC
TX Representative: Aaron Pena, District 40  S  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:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

La Villitas Senior Tower Residents Council, Deedie McKinney  Letter Score: 12  S or O: 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: 110
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lexington Court

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | 3407 U.S. Highway 259 North | Development #: | 04194 |
| City: | Kilgore | Region: | 4 |
| County: | Gregg | Zip Code: | 75662 |
| Set Asides: | At-Risk | Nonprofit | | Population Served: | F |

**OWNER AND DEVELOPMENT TEAM**

- Owner: Lexington Court, Ltd. - Emanuel Glockzin - Phone: (979) 846-8878
- Developer: Emanuel H. Glockzin, Jr.
- Housing GC: Brazos Valley Construction, Inc.
- Architect: Myriad Designs, Inc.
- Market Analyst: J. Mikeska & Company
- Syndicator: Boston Capital Holdings LLC
- Supp Services: Affordable Caring Housing, Inc.
- Consultant: N/A

**UNIT INFORMATION**

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**UNIT INFORMATION**

- Total LI Units: 76
- Market Rate Units: 4
- Owner/Employee Units: 0
- Total Project Units: 80

**FUNDING INFORMATION**

- Credits Requested: $549,640
- Credits Recommended in an Amount Not to Exceed: $549,640
- Other Department Funds: Requested, and recommended for, a HOME CHDO Rental Development award in an amount not to exceed $1,500,000. Loan amount, terms and conditions are subject to final financial feasibility analysis. Also recommended for a HOME CHDO Operating Grant in the amount of $75,000.

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- TX Senator: Kevin Eltife, District 1 - Points: 3 - US Rep.: NC
- TX Representative: Tommy Merritt, District 7 - Points: 3 - US Senator: NC

**Local Officials and Other Public Officials:**

- Mayor/Judge: Joe T. Parker, Mayor, S - Resolution of Support from Local Government
- Bill Stoudt, County Judge, S - Donald Lawler, Commissioner, S
- Randy Renshaw, Commissioner, S - Billy Bob Brady, Commissioner, S

**Individuals/Businesses**

- In Support: 1
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was overwhelming support from officials and one letter of support from a non-official. The Mayor Pro-Tem, Janice Hancock, is also in support. There was no opposition.
**Lexington Court**

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

- **Score:** 136
- **Meeting a Required Set Aside**

**Explanation:** Has a competitive score within its allocation type within the region.
# Americas Palms

## Basic Development Information

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<td>Zip Code</td>
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## Funding Information

- No other funds were requested from the Department.

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

## Public Comment Summary

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<td>TX Senator: Eliot Shapleigh, District 29</td>
<td>O</td>
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<td>TX Representative: Chente Quintanilla, District 75</td>
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<tr>
<th>Local Officials and Other Public Officials</th>
<th>Resolution of Support from Local Government</th>
<th>Letter Score</th>
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<td>Mayor/Judge: Joe Wardy, Mayor, NC</td>
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<td>John Cook, City Rep., Dist. 4, S</td>
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<th>In Support</th>
<th>In Opposition</th>
<th>Letter Score</th>
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<td>El Paso Collaborative, Delia Ponce</td>
<td>3</td>
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<td>Project VIDA, Bill Schlesinger</td>
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<td></td>
<td>NA</td>
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<td>S</td>
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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.

The organization supports this development because they have been pleased with the developer's track record.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Americas Palms

PV Community Development Corporation, Bill Schlesinger  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Lower Valley Housing Corporation, Nancy Hanson  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Santa Lucia Community Development, Richard Alvarado  Letter Score: NA  S or O: S
The organization supports this development because it has first-hand experience with the developer and recognizes the developer's diligence in promoting values amongst its residents "that lead to economic success and independence."

Opportunity Center for the Homeless, Ann Chaney  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Alianza Para El Desarrollo 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 nine neighborhood organizations. There was a letter of opposition from Senator Shapleigh who is opposed because of "the recent actions by Mr. Bowling in El Paso, Texas."

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

- [x] Score: 132
- [ ] Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Horizon Palms

BASIC DEVELOPMENT INFORMATION

Site Address: West of Darrington Rd.
City: Horizon City
County: El Paso
Set Asides: □ At-Risk □ Nonprofit
Allocation: R
Owner/Employee Units: 0
BASIC DEVELOPMENT INFORMATION

Development #: 04197
City: Horizon City
County: El Paso
Zip Code: 79838
Population Served: F

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 16 36 24 0
30% 40% 50% 60%
7 10 13 46

Owner: Horizon Palms Ltd.
Developer: Tropicana Building Corporation
Housing GC: Tropicana Building Corporation
Architect: David Marquez
Market Analyst: Zacour and Associates
Syndicator: Richman Group
Supp Services: TWCA Credit Counseling Service
Consultant: N/A

FUNDING INFORMATION

Credits Requested: $431,206
Credits Recommended in an Amount Not to Exceed: $431,206
All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

FUNDING INFORMATION

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

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 [O Points: -3 US Rep.: NC
TX Representative Chente Quintanilla, District 75 [S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Diane Whitty, Mayor, O Resolution of Support from Local Government □

Individuals/Businesses In Support: 3 In Opposition: 0

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

General Summary of Comment:
There was minimal support from non-officials and one letter of support from an official. There were two letters of opposition from officials from the Mayor of the City, Diane Whitty, and Senator Shapleigh. The Mayor of Horizon City opposes the development because she is concerned that the siting of the property will concentrate low income families and that there may be issues of environmental justice. The opposition from the Senator is because of "the recent actions by Mr. Bowling in El Paso, Texas."
Horizon Palms

| RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON: |
| ☑ Score: 132 ☐ Meeting a Required Set Aside |

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Alvin Manor Estates

BASIC DEVELOPMENT INFORMATION

Site Address: 917 E. Hwy 6
City: Alvin
County: Brazoria
Zip Code: 77511
Region: 6
Population Served: F
Set Asides: □ At-Risk □ Nonprofit
Allocation: U/E □ USDA
Purpose / Activity: NC

Total Project Units: 36

OWNER AND DEVELOPMENT TEAM

Owner: Artisan/American Corp.
   Elizabeth Young - Phone: (713) 626-1400
Developer: Artisan/American Corp.
Housing GC: Inland General Construction Co.
Architect: JRM Architects, Inc.
Market Analyst: O'Connor & Associates
Syndicator: N/A
Supp Services: Child & Adult Development Center
Consultant: N/A

UNIT INFORMATION

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Total LI Units: 28
Market Rate Units: 8
Owner/Employee Units: 0
Total Project Units: 36

FUNDING INFORMATION

Credits Requested: $251,978
Credits Recommended in an Amount Not to Exceed: $251,978
No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Mike Jackson, District 11  NC Points: 0  US Rep.: NC
TX Representative: Glenda Dawson, District 29  NC Points: 0  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Andy Reyes, Mayor, O  Resolution of Support from Local Government
John Willy, County Judge, S

Individuals/Businesses In Support: 1  In Opposition: 1

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

Neighborhood Centers Inc., No Contact  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing.

American Red Cross, Toni Hodges  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing.

7/21/2004 12:15 PM
General Summary of Comment:
There was opposition from one non-official, there was one letter of support from an official and one from a non-official. There were two letters of support from neighborhood organizations. The Mayor of Alvin, Andy Reyes, has provided the Department with a copy of a City Council resolution declining to support this development because Alvin already houses a disproportionate share of the low income residents of Brazoria County and a similar low income property was built there in 2003.

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

- Score: 151
- Meeting a Required Set Aside

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

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<td>Owner/Employee Units</td>
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<td>OWNER AND DEVELOPMENT TEAM</td>
<td>Owner: Artisan/American Corp.</td>
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<td>Elizabeth Young - Phone: (713) 626-1400</td>
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<td>Developer:</td>
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<td>Architect:</td>
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<td>Other Department Funds: No other funds were requested from the Department.</td>
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### UNIT INFORMATION

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Total LI Units: 28
Market Rate Units: 8
Owner/Employee Units: 0
Total Project Units: 36

## FUNDING INFORMATION

No other funds were requested from the Department.

### 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
- TX Representative: Glenda Dawson, District 29

**Local Officials and Other Public Officials:**
- Mayor/Judge: Andy Reyes, Mayor, O
- John Willy, Brazoria County Judge, S

**Individuals/Businesses:**
- Neighborhood Input:
  - Resolution of Support from Local Government: No
  - In Support: 3
  - In Opposition: 2

**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 a local official. There are letters of support from two neighborhood organizations. The Mayor of Alvin, Andy Reyes, has provided the Department with a copy of a City Council resolution declining to support this development because Alvin already houses a disproportionate share of the low income residents of Brazoria County and a similar low income property was built there in 2003.

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

- Score: 151
- Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lake Jackson Manor

BASIC DEVELOPMENT INFORMATION

| Site Address:           | 100 Garland               |
| City:                  | Lake Jackson              |
| County:                | Brazoria                  |
| Zip Code:              | 77566                     |
| Development #:         | 04206                     |
| Region:                | 6                         |
| Population Served:     | E                         |
| Allocation:            | U/E                       |
| Purpose / Activity:    | NC                        |
| Owner/Employee Units:  | 0                         |
| 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 |
| 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

FUNDING INFORMATION

Credits Requested: $409,155
Credits Recommended in an Amount Not to Exceed: $409,155

No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Kyle Janek, District 17 NC Points: 0 US Rep.: NC
TX Representative Dennis Bonnen, District 25 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
John Willy, County Judge, S

Individuals/Businesses In Support: 5 In Opposition: 0

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

Neighborhood Centers Inc., No Contact Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing.

American Red Cross, Toni Hodges Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing.
General Summary of Comment:
There was one letter of support from an official and five letters of support from non-officials. There were no letters of opposition. There were two letters of support from neighborhood organizations.

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

- Score: 145
- Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
multi-family finance production division
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Westview Place

BASIC DEVELOPMENT INFORMATION

Site Address: Westview Blvd and Montgomery Park Blvd.
City: Conroe
County: Montgomery
Set Asides: At-Risk, Nonprofit
Allocation: U/E, USDA

Development #: 04210
Region: 6
Population Served: F
Purpose / Activity: NC

UNIT INFORMATION

<table>
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<td>16</td>
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Owner/Employee Units: 0

Owner: Westview Place, Ltd.
Emanuel Glockzin - Phone: (979) 846-8878

Developer: Emanuel H. Glockzin, Jr.

Housing GC: Brazos Valley Construction, Inc.

Architect: Myriad Designs, Inc.

Market Analyst: J. Mikeska & Company

Syndicator: Boston Capital Holdings LLC

Supp Services: Affordable Caring Housing, Inc.

Consultant: N/A

Total LI Units: 28

Market Rate Units: 8
Owner/Employee Units: 0
Total Project Units: 36

FUNDING INFORMATION

Credits Requested: $228,852
Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Todd Staples, District 3 - NC Points: 0 - US Rep.: NC
TX Representative: Ruben Hope, District 16 - S Points: 3 - US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Carter Moore, Mayor, S

Resolution of Support from Local Government

Alan B. Sadler, County Judge, S
Nancy Mikeska, Director County CD, S
Mike Meador, Commissioner Precinct 1, Willis, S
Joanne Callahan, County Housing Authority, S

Individuals/Businesses In Support: 2 In Opposition: 0

Neighborhood Input:

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

General Summary of Comment:
There was support from officials and non-officials. There was a letter of support from the City Council.
There was no opposition.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☐ Score: 143  ☐ Meeting a Required Set Aside

Explanation: Was determined to be financially infeasible upon review by the Real Estate Analysis Division.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary

Arbors at Rose Park

BASIC DEVELOPMENT INFORMATION

Site Address: 2702 South 7th Street
City: Abilene
County: Taylor
Total Project Units: 80

Owner/Employee Units: 0

Project Address: 2702 South 7th Street

Owner: Abilene DMA Housing, L.P.
Diana McIver - Phone: (512) 328-3232
Developer: DMA Development Company, LLC
Housing GC: Global Construction Company, LLC
Architect: Chiles Architects Inc.
Market Analyst: Integra Realty Resources
Syndicator: Related Capital Company
Supp Services N/A
Consultant: N/A

UNIT INFORMATION

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<td>16</td>
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Credit Requested: $542,577
Credits Recommended in an Amount Not to Exceed: $0

FUNDING INFORMATION

Requested, but not recommended for, Housing Trust Fund Rental Development funds in an amount not to exceed $75,000. If the Board decides to recommend this development for an allocation of credits, the Housing Trust Fund Rental Development Loan is recommended for simultaneous approval. Loan amount, terms and conditions are subject to final feasibility analysis.

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

PUBLIC COMMENT SUMMARY

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

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

Local Officials and Other Public Officials:
Mayor/Judge: Grady Barr, Mayor, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:
Abilene Neighborhood in Progress, Odis Dolton

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. There was support from one neighborhood organization.

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

- Score: 129
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
## Village at Forest Grove

### City: Mount Pleasant  
### Zip Code: 75455  
### County: Titus  
### Total Project Units: 72

#### Basic Development Information

<table>
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<tr>
<th>Site Address</th>
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<td>City</td>
<td>Mount Pleasant</td>
</tr>
<tr>
<td>County</td>
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<tr>
<td>Population Served</td>
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<tr>
<td>Set Asides</td>
<td>At-Risk, Nonprofit</td>
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### Owner and Development Team

- **Owner:** BETCO Forest Grove, L.P.  
  - Eric Hartzell - Phone: (512) 567-2920
- **Developer:** BETCO Development Company, Inc.
- **Housing GC:** Global Construction Company, LLC
- **Architect:** Chiles Architects Inc.
- **Market Analyst:** Integra Realty Resources
- **Syndicator:** Apollo Housing Capital
- **Supp Services:** N/A
- **Consultant:** N/A

### Unit Information

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### Funding Information

- **Credits Requested:** $540,697
- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** Requested, but not recommended for, Housing Trust Fund Rental Development funds in an amount not to exceed $100,000. If the Board decides to recommend this development for an allocation of credits, the Housing Trust Fund Rental Development Loan is recommended for simultaneous approval. Loan amount, terms and conditions are subject to final financial feasibility analysis.

### Public Comment Summary

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

#### 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

- **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:
The there was support from two neighborhood organizations.

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

☐ Score: 129  ☐ Meeting a Required Set Aside

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

<table>
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<th>Site Address:</th>
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<td>County:</td>
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<td>Population Served:</td>
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**Development #: 04213**

**Owner/Employee Units:** 0

**Credits Requested:** $537,331

**Developer:** DMA Development Company, LLC

**Housing GC:** Global Construction Company, LLC

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

**Supp Services:** N/A

**Owner:** Texas City DMA Housing, L.P.

**Syndicator:** Related Capital Company

**Consultant:** N/A

**Region:** 6

### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Eff</th>
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**Total LI Units:** 90

**Total Market Rate Units:** 10

**Total Owner/Employee Units:** 0

**Total Project Units:** 100

### UNIT INFORMATION

**Credits Recommended in an Amount Not to Exceed:** $537,331

**Requested, and recommended for, a Housing Trust Fund Rental Development award in an amount not to exceed $200,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.**

### FUNDING INFORMATION

**Credits Recommended in an Amount Not to Exceed:** $537,331

**Credits Requested:** $537,331

**Other Department Funds:**

**Requested, and recommended for, a Housing Trust Fund Rental Development award in an amount not to exceed $200,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.**

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Mike Jackson, District 11
  - Points: 3
  - US Rep.: NC
- **TX Representative:** Craig Eiland, District 23
  - 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.

7/21/2004 12:15 PM
Village at Morningstar

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

- Score: 149
- Meeting a Required Set Aside

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

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.

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

Las Villas de Magnolia

BASIC DEVELOPMENT INFORMATION

Site Address: 7123 Capitol Street
City: Houston
County: Harris
City: Houston
County: Harris

Development #: 04214

Set Asides: [ ] At-Risk [X] Nonprofit Allocation: U/E [ ] USDA Purpose / Activity: NC

Population Served: E

Las Villas de Magnolia, LP
Owner: Las Villas de Magnolia, LP
Rogelio Santos - Phone: (713) 923-5433
Developer: AAMA Community Development Corp.
Housing GC: Global Construction Company

Architect: Flores Architects
Market Analyst: Integra Realty Resources
Syndicator: Related Capital Company
Supp Services N/A
Consultant: Diana McIver & Associates

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 104 12 0 0
30% 40% 50% 60%
4 11 89 0

Total Project Units: 116

FUNDING INFORMATION

Credits Requested: $681,856

Credits Recommended in an Amount Not to Exceed: $0

Requested, but not recommended for, Housing Trust Fund Rental Development funds in an amount not to exceed $200,000. If the Board decides to recommend this development for an allocation of credits, the Housing Trust Fund Rental Development Loan is recommended for simultaneous approval. Loan amount, terms and conditions are subject to final financial feasibility analysis.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6 [S] Points: 3 US Rep.: NC
TX Representative Joe Moreno, District 143 [S] Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Bill White, Mayor, S
Resolution of Support from Local Government [ ]
Carol Alvarado, City Council Member District 1, S
Victor Trevino, County Constable Precinct 6, S

Individuals/Businesses In Support: 11 In Opposition: 0

Neighborhood Input:

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

Houston East Chamber of Commerce, Diane Lipton Letter Score: NA S or O: [S]

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and
the developer is qualified.

Immaculate Conception Catholic Church, Kevin Collins Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

De Madres a Madres, Inc., Sylvia Castillo Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the location is ideal, the architectural design is attractive, and the developer is qualified.

Northside Redevelopment Center, Rodrigo Gonzalez Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

National Hispanic Council on Aging, Veronica Garza Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Centro Aztlan de Servicios Sociales, Edward Castillo Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Tejano Center for Community Concerns, Richard Farias Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Greater East End Management District, Mary Hansen Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Local Council 643, Lucy Reyna Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization is pleased with the developer’s track record.

LULAC - Houston District VIII, Sylvia Gonzalez Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

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

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

☐ Score: 137 ☐ Meeting a Required Set Aside

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

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<td>City</td>
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<td>Zip Code</td>
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<td>Total Project Units</td>
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### Owner and Development Team

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<th>Owner</th>
<th>Thomas Ninke Senior Village, L.P.</th>
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<tr>
<td>Debbie Gillespie</td>
<td>Phone: (361) 575-3682</td>
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<td>Developer</td>
<td>Victoria Affordable Housing Corp. No.2</td>
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<tr>
<td>Housing GC</td>
<td>N/A</td>
</tr>
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<td>Chiles Architects Inc.</td>
</tr>
<tr>
<td>Market Analyst</td>
<td>O'Connor &amp; Associates</td>
</tr>
<tr>
<td>Syndicator</td>
<td>Apollo Housing Capital, LLC</td>
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<tr>
<td>Supp Services</td>
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<tr>
<td>Consultant</td>
<td>Diana McIver &amp; Associates, Inc.</td>
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### Unit Information

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### Funding Information

- Credits Requested: $439,626
- Credits Recommended in an Amount Not to Exceed: $0
- Other Department Funds: No other funds were requested from the Department.

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

### Public Comment Summary

- **Guideline:** "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:** Geanie W. Morrison, District 30
  - 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:

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

Victoria Chamber of Commerce, Phyllis Hunt  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.

Victoria North Side Rotary, Kent Grier  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.

Victoria County Senior Citizens Association, Inc., Yvonne M. Smith  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.

Kiwanis Club of Victoria, Jamie Brown  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

General Summary of Comment:
There was support from officials and non-officials alike. There were no letters of opposition. There was a Resolution of Support from the City Council of Victoria. There were letters of support from five neighborhood organizations.

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

☐ Score: 154  ☐ Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Converse Village Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 500 S. Sequin Rd.
City: Converse
County: Bexar
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
Consultant: N/A

Development #: 04218
City: Converse
Region: 9
Population Served: F

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 20 45 35 0

30% 40% 50% 60%

0 9 23 48

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

FUNDING INFORMATION

Credits Requested: $458,035
Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Judith Zaffirini, District 21 NC Points: 0 US Rep.: Ciro Rodriguez, Dist. 28, S
TX Representative: Robert Puente, District 119 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

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.

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: 137  ☐ Meeting a Required Set Aside  
Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Primrose at Highland

BASIC DEVELOPMENT INFORMATION

Site Address: 2100 Block of Highland Avenue
City: Dallas
County: Dallas
Zip Code: 75228
Development #: 04222
Region: 3
Population Served: E
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
Credits Requested: $935,153
Purpose / Activity: NC
Owner/Employee Units: 0
Total Project Units: 150
Owner: TX Tenison Housing, L.P.
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
Consultant: N/A

UNIT INFORMATION

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

FUNDING INFORMATION

Credits Requested: $935,153
Credits Recommended in an Amount Not to Exceed: $935,153
Other Department Funds: No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Royce West, District 23 [S] Points: 3 US Rep.: NC
TX Representative: Bill Keffer, District 107 [S] Points: 3 US Senator: NC

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

Individuals/Businesses In Support: 3 In Opposition: 0

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

Ferguson Road Initiative, Vikki Martin Letter Score: 12 S or O: [S]
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

Highland on the Creek Owners Association, Nita Bridwell Letter Score: NA S or O: [S]
The organization expresses a general statement of support for the development.
General Summary of Comment:
There was support from officials and non-officials alike. There was a Resolution of Support from the City Council of Dallas. There were letters of support from five neighborhood organizations.

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

- ✔ Score: 129
- □ Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Commons of Grace Senior

BASIC DEVELOPMENT INFORMATION

Site Address: 8900 Block of Tidwell
City: Houston
County: Harris
Set Asides: ☐ At-Risk ☐ Nonprofit
Allocation: U/E ☐ USDA

City: Houston
Region: 6
Population Served: ET

Owner/Employee Units: 0
Credits Requested: $759,068
Purpose / Activity: NC

Owner: TX Commons of Grace, LP
Deepak Sulakhe - Phone: (214) 891-7862

Developer: Pleasant Hill Community Development
Housing GC: Affordable Housing Construction

Eff: 30%
40%
50%
60%

Credits Recommended in an Amount Not to Exceed: $759,068

UNIT INFORMATION

 hoá

Owner/Employee Units: 0
Total Project Units: 108

Total LI Units: 86
Market Rate Units: 22

T = Transitional, A = Acquisition, R = Rehab,
Allocation: R=Rural, U/E=Urban/Exurban, E=Elderly, F=Family

LEVEL INFORMATION

Credits Requested: $759,068

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

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

FUNDING INFORMATION

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6  S Points: 3  US Rep.: Gene Green, Dist.29, S
TX Representative: Senfronia Thompson, District 141  S Points: 3  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Bill White, Mayor, S
Resolution of Support from Local Government ☐

El Franco Lee, County Commissioner, Pct. 1, S
Gordon Quan, City Council Member, at large, S
Carol Mims Galloway, City Council Member, Dist. B, S
Ronald C. Green, City Council Member, at large, S

Individuals/Businesses In Support: 17 In Opposition: 0

Neighborhood Input:

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

East Houston / Settegast Super Neighborhood Council, Joyce Willis  Letter Score: 0  S or O: O

The organization is opposed to the development because the developer did not adequately communicate during the planning process. The organization states that the developer did not notify the organization about the proposed development and was not forthcoming about the transitional-resident aspect of the project.
Glenwood Forest Civic Club, Carolyn Williams        Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization is pleased with the developer's track record.

Greater Houston Development, Inc., Robin Curtis    Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization is pleased with the developer's track record.

New Progressive Civic Club, Tobie Ross            Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

The Parkwood East, Verde Forest Sec. II Homeowners Association, Joel Richards
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization has been impressed by the developer's track record.

Greater North Forest Area, Allen Provost          Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

Verde Forest Civic Association, Carolyn Jones      Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

G.C. Community Development Corporation, Belinda E. Taylor  Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

Grace Cathedral Church, Barbara Gaston             Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Super Neighborhood #47, Jacqueline Mayhorn        Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

Northeast Houston Economic Development Corp., Robin German Curtis Letter Score: NA  S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe senior housing.
General Summary of Comment:
There was overwhelming support from officials and non-officials. There was opposition from one neighborhood organization, but there was support from ten neighborhood organizations.

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

- Score: 145
- Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Arbor Cove

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | 2805 Fordyce Avenue |
| City: | Donna |
| County: | Hidalgo |
| Zip Code: | 78537 |
| Owner/Employee Units: | 0 |
| Set Asides: | At-Risk, Nonprofit |
| Owner: | Arbor Cove, Ltd. |
| Developer: | CDHM Group, LLC |
| Housing GC: | Charter Builders |
| Market Analyst: | Apartment Market Data |
| Syndicator: | PNC Multifamily Capital |
| 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 |

**FUNDING INFORMATION**

- Credits Requested: $1,152,552
- Credits Recommended in an Amount Not to Exceed: $1,152,552
- Other Department Funds: No other funds were requested from the Department.

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**
- TX Senator: Eddie Lucio, Jr., District 27 [S] Points: 3 US Rep.: NC
- TX Representative: Miguel David Wise, District 39 [S] Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**
- Mayor/Judge: Ricardo L. Morales, Mayor, S Resolution of Support from Local Government
- Ramon Garcia, County Judge, S
- Individuals/Businesses: In Support: 0 In Opposition: 1166

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

**General Summary of Comment:**
There was broad support from officials and overwhelming opposition from non-officials.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 145
- Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Stone Hearst

BASIC DEVELOPMENT INFORMATION
Site Address: 1650 East Lucas Drive
City: Beaumont
County: Jefferson
Zip Code: 77703
Total Project Units: 104

BASIC DEVELOPMENT INFORMATION
City: Beaumont
County: Jefferson
Zip Code: 77703
Total Project Units: 104

OWNER AND DEVELOPMENT TEAM
Owner: Stone Way, LP
Developer: Eastern Marketing, Inc.
Housing GC: Charter Contractors, Inc.
Architect: Cross Architects, PLLC
Market Analyst: Apartment Market Data
Syndicator: MMA Financial, LLC
Supp Services: Tejas Affordable Housing, Inc.
Consultant: N/A

UNIT INFORMATION
Eff 1 BR 2 BR 3 BR 4BR+
0 22 46 36 0
30% 40% 50% 60%
0 12 21 50

FUNDING INFORMATION
Credits Requested: $685,739
Credits Recommended in an Amount Not to Exceed: $685,739

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
TX Representative: Joe Deshotel, District 22 Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Evelyn M. Lord, Mayor, S Resolution of Support from Local Government
Janet Blunt, City Housing Manager, S Rick Barrilleaux, Chamber of Commerce, S
Kyle Hayes, City Manager, S

Individuals/Businesses In Support: 3 In Opposition: 0

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

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

☑ Score: 138
☐ Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
The Villages

BASIC DEVELOPMENT INFORMATION

Site Address: FM 247 & Midway Road
City: Huntsville
County: Walker
Zip Code: 77340
Development #: 04229
Region: 6
Population Served: F

Set Asides: ☐ At-Risk ☐ Nonprofit
Allocation: R ☐ USDA

Owner/Employee Units: 0
Owner: Essex Villages LP
R.J. Collins - Phone: (512) 249-6240
Developer: Tejas Housing & Development, Inc.
Housing GC: Charter Contractors, Inc.
Architect: L.K. Travis & Associates
Market Analyst: Novogradac & Company
Syndicator: MMA Financial, LLC
Supp Services: Tejas Affordable Housing, Inc.
Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 20 45 35 0
30% 40% 50% 60%
0 12 20 48

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

FUNDING INFORMATION

Credits Requested: $691,442
Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Steve Ogden, District 5
Points: 3 US Rep.: Jim Turner, Dist. 2, S
TX Representative: Lois Kolkhorst, District 13
Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Karl Davidson, Mayor, S
Resolution of Support from Local Government
Kevin Evans, City Manager, S
Steve Everett, Chairman of the Board, Chamber of Commerce, S

Individuals/Businesses
In Support: 3 In Opposition: 2

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

General Summary of Comment:
There was support from officials and non-officials alike. There were two letters of opposition from non-officials. There was a resolution of support from the city.

7/21/2004 12:15 PM
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Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Crescent Moon

BASIC DEVELOPMENT INFORMATION

Site Address: 7720 Emmett Lowry Expressway
City: Texas City
County: Galveston
Zip Code: 77591
Region: 6

Total Project Units: 180
Owner: TC Emmett, L.P.
Owner/Employee Units: 0
Credits Requested: $754,845

Eff 1 BR 2 BR 3 BR 4BR+
0 68 56 56 0
30% 40% 50% 60%
0 21 35 84

Owner and Development Team:
Developer: GMAT III Development, Ltd.
Housing GC: Galaxy Builders, LTD
Architect: Chiles Architects Inc.
Market Analyst: Apartment Market Data
Syndicator: JER Hudson Housing Capital
Supp Services: Commonwealth Housing Corporation
Consultant: Commercial Investment Services

UNIT INFORMATION

Population Served: F
At-Risk: ☐ Nonprofit: ☑

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

Score: 122
Meeting a Required Set Aside: ☐

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

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 Craig Eiland, District 23 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.

General Summary of Comment:
There were no letters of support or opposition.

FUNDING INFORMATION

Credits Recommended in an Amount Not to Exceed: $0

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

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Crescent Rivers

**BASIC DEVELOPMENT INFORMATION**

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**OWNER AND DEVELOPMENT TEAM**

- **Owner:** WL Brazos L.P.  
  Manish Verma - Phone: (210) 240-8376
- **Developer:** GMAT III Development, Ltd.
- **Housing GC:** Galaxy Builders, LTD
- **Architect:** Chiles Architects Inc.
- **Market Analyst:** Apartment Market Data
- **Syndicator:** JER Hudson Housing Capital
- **Supp Services:** Waco Public Facility Corporation
- **Consultant:** Commercial Investment Services

**UNIT INFORMATION**

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**SET ASIDES**

- At-Risk
- Nonprofit

**Allocation:** U/E

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** WL Brazos L.P.  
  Manish Verma - Phone: (210) 240-8376
- **Developer:** GMAT III Development, Ltd.
- **Housing GC:** Galaxy Builders, LTD
- **Architect:** Chiles Architects Inc.
- **Market Analyst:** Apartment Market Data
- **Syndicator:** JER Hudson Housing Capital
- **Supp Services:** Waco Public Facility Corporation
- **Consultant:** Commercial Investment Services

**FUNDING INFORMATION**

- **Credits Requested:** $955,575
- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** No other funds were requested from the Department.

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Kip Averitt, District 22  
  NC Points: 0  
  US Rep.: NC
- **TX Representative:** John Mabry, District 56  
  NC Points: 0  
  US Senator: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge:** Mae J. Jackson, City Manager, O  
  Resolution of Support from Local Government
- **H.G. Bert Lumbereras, 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: 116
- [ ] Meeting a Required Set Aside

**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>Population Served:</td>
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**Set Asides:**
- At-Risk: Yes
- Nonprofit: Yes

**Allocation:** R

**Purpose / Activity:** NC

**Credits Requested:** $454,573

**Total Project Units:** 63

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Deer Creek Apartments, LP
  - Justin Zimmerman - Phone: (417) 883-1632
- **Developer:** Zimmerman Properties, LLC
- **Housing GC:** Zimmerman Properties Construction
- **Architect:** Parker & Associates
- **Market Analyst:** Apartment Market Data
- **Syndicator:** Related Capital Company
- **Supp Services:** Texas Interfaith Housing
- **Consultant:** N/A

### UNIT INFORMATION

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- **Total LI Units:** 63
- **Market Rate Units:** 0
- **Owner/Employee Units:** 1
- **Total Project Units:** 63

### FUNDING INFORMATION

- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Robert Duncan, District 28
  - S Points: 3
  - US Rep.: NC
- **TX Representative:** Delwin Jones, District 83
  - S Points: 3
  - US Senator: NC

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

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

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

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

**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**
- **Score:** 126
- **Meeting a Required Set Aside:**

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

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#### 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.
- **Consultant:** N/A

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</tbody>
</table>

#### UNIT INFORMATION (continued)

- **Total LI Units:** 64
- **Market Rate Units:** 16
- **Owner/Employee Units:** 0
- **Total Project Units:** 80

### FUNDING INFORMATION

- **Credits Requested:** $535,250
- **Credits Recommended in an Amount Not to Exceed:** $535,250
- **Other Department Funds:** No other funds were requested from the Department.

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

### PUBLIC COMMENT SUMMARY

- **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: Grady Barr, Mayor of Abilene, S
  - George A. Newman, County Judge, S
  - Roberta Thompson, Executive Director of Abilene, S

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

- **Neighborhood Input:**
  - Northwest Abilene Community Organization, Ezequiel Pecina

The organization expresses a general statement of support for the development.

### General Summary of Comment:

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

- Score: 147
- Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region. In a tie for score with 04172 this application has a lower credit per square foot than 04172 and therefore wins the tie.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Hampton Chase Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: State HWY-155, South of N. Loop 256                    Development #: 04243
City: Palestine                                             Region: 4
County: Anderson                                Zip Code: 75803                Population Served: F
Set Asides: ☐ At-Risk            ☐ Nonprofit    Allocation: R     ☐ USDA    Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM

Owner: Hampton Chase Apartments, LP
        Justin Zimmerman - Phone: (417) 883-1632
Developer: Zimmerman Properties, LLC
Housing GC: Zimmerman Properties Construction
Architect: Parker & Associates
Market Analyst: Apartment Market Data
Syndicator: Related Capital Company
Supp Services: Texas Interfaith Housing
Consultant: N/A

UNIT INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4BR+</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
<tr>
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<td>40%</td>
<td>50%</td>
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<td></td>
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<tr>
<td>0</td>
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</table>

Total LI Units: 75
Market Rate Units: 0
Owner/Employee Units: 1
Total Project Units: 76

FUNDING INFORMATION

Credits Requested: $556,158
Credits Recommended in an Amount Not to Exceed: $0
Other Department Funds: No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Todd Staples, District 3 [S] Points: 3 US Rep.: NC
TX Representative Byron Cook, District 8 [S] Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: George J. Foss, Mayor, S Resolution of Support from Local Government ☑

Individuals/Businesses In Support: 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: 129  ☐ Meeting a Required Set Aside

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

## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>City: Brownfield</th>
<th>Development #: 04244</th>
</tr>
</thead>
<tbody>
<tr>
<td>NE Corner of North Avenue D &amp; Stewart St.</td>
<td>County: Terry</td>
<td>Zip Code: 79316</td>
</tr>
<tr>
<td>Owner/Employee Units: 1</td>
<td>Population Served: F</td>
<td>Set Asides: At-Risk Nonprofit</td>
</tr>
</tbody>
</table>

### UNIT INFORMATION

<table>
<thead>
<tr>
<th>Owner: Camden Crossing Apartments, LP</th>
<th>Eff 1 BR 2 BR 3 BR 4BR+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zimmerman Properties - Phone: (417) 883-1632</td>
<td>0 20 23 20 0</td>
</tr>
<tr>
<td>Percentage: 30% 40% 50% 60%</td>
<td>30% 40% 50% 60%</td>
</tr>
<tr>
<td>Total LI Units: 63</td>
<td>0 7 9 47</td>
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</table>

### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Developer: Zimmerman Properties, LLC</th>
<th>Housing GC: Zimmerman Properties Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect: Parker &amp; Associates</td>
<td>Market Analyst: Apartment Market Data</td>
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<tr>
<td>Syndicator: Related Capital Company</td>
<td>Consultant: N/A</td>
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### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Credits Requested: $455,296</th>
<th>Credits Recommended in an Amount Not to Exceed: $0</th>
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<tbody>
<tr>
<td>Other Department Funds:</td>
<td>No other funds were requested from the Department.</td>
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</tbody>
</table>

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

## PUBLIC COMMENT SUMMARY

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

### State/Federal Officials with Jurisdiction:

<table>
<thead>
<tr>
<th>TX Senator: Robert Duncan, District 28</th>
<th>Points: 3 US Rep.: NC</th>
</tr>
</thead>
<tbody>
<tr>
<td>TX Representative Pete Laney, District 85</td>
<td>Points: 0 US Senator: NC</td>
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</tbody>
</table>

### Local Officials and Other Public Officials:

<table>
<thead>
<tr>
<th>Mayor/Judge: Nancy Wade, Mayor, Brownfield, S</th>
<th>Resolution of Support from Local Government</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individuals/Businesses In Support: 0</td>
<td>In Opposition: 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 was minimal support from officials. There were no letters of opposition.

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

<table>
<thead>
<tr>
<th>Score: 123</th>
<th>Meeting a Required Set Aside</th>
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</table>

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Wildwood Trails Apartments

BASIC DEVELOPMENT INFORMATION

| Site Address: | McClain & Looney Street | Development #: | 04246 |
| City: | Brownwood | Region: | 2 |
| County: | Brown | Zip Code: | 76801 |
| Set Asides: |  | Population Served: | F |
| Owner/Employee Units: | 0 | USDA |  |
| Credits Requested: | $558,403 | Purpose / Activity: | NC |
| Allocation: | R |

OWNER AND DEVELOPMENT TEAM

| Owner: | Wildwood Trails 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 |
| 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>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>20</td>
<td>31</td>
<td>24</td>
<td>0</td>
</tr>
</tbody>
</table>

30% 40% 50% 60% 70%

Total LI Units: 75
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 75

FUNDING INFORMATION

Credits Requested: $558,403
Credits Recommended in an Amount Not to Exceed: $558,403
Other Department Funds: No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

| TX Senator: Troy Fraser, District 24 | S | Points: 3 | US Rep.: NC |
| TX Representative Jim Keffer, District 60 | S | Points: 3 | US Senator: NC |

Local Officials and Other Public Officials:

| Mayor/Judge: Bert V. Massey, Mayor, S | Resolution of Support from Local Government | ✓ |

Individuals/Businesses In Support: 2 In Opposition: 0

Neighborhood Input:

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

General Summary of Comment:

There was support from officials and minimal support from non-officials. There were no letters of opposition. There was a Resolution of Support from the City Council of Brownwood.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- [x] Score: 130
- [ ] Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Hawthorne Hills Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: Grand Avenue & Crawford St.
City: Marshall
County: Harrison
Zip Code: 75670

Total Project Units: 63
BASIC DEVELOPMENT INFORMATION

Owner: Hawthorne Hills Apartments, LP
Developer: Zimmerman Properties, LLC
Housing GC: Zimmerman Properties Construction
Architect: Parker & Associates
Market Analyst: Apartment Market Data
Syndicator: Related Capital Company
Owner: Hawthorne Hills Apartments, LP
Syndicator: Related Capital Company
Consultant: N/A

UNIT INFORMATION

Owner/Employee Units: 1
Credits Requested: $455,467
Purpose / Activity: NC

Eff 1 BR 2 BR 3 BR 4BR+
0 24 23 16 0
0 7 21 35

Population Served: F
Allocation: U/E Urban/Exurban
Set Asides: No At-Risk

Owner: Hawthorne Hills Apartments, LP
Syndicator: Related Capital Company

Regional Summary of Comment:
There was support from officials. There were no letters of opposition.

FUNDING INFORMATION

Credits Recommended in an Amount Not to Exceed: $0

No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Kevin E. 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: 135

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

7/21/2004 12:15 PM
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**Multifamily Finance Production - 2004 Application Cycle**

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

**Knollwood Heights Apartments**

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>Site Address</td>
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</tr>
<tr>
<td>City</td>
<td>Big Spring</td>
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<tr>
<td>County</td>
<td>Howard</td>
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<tr>
<td>Zip Code</td>
<td>79720</td>
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<tr>
<td>Total Project Units</td>
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<tr>
<td>Development #:</td>
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<td>Purpose / Activity:</td>
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### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Knollwood Heights Apartments, LP</td>
</tr>
<tr>
<td>Zimmerman - Phone:</td>
<td>(417) 883-1632</td>
</tr>
<tr>
<td>Developer</td>
<td>Zimmerman Properties, LLC</td>
</tr>
<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>
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<tr>
<td>Syndicator</td>
<td>Related Capital Company</td>
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<tr>
<td>Supp Services</td>
<td>Texas Interfaith Housing</td>
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<tr>
<td>Consultant</td>
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### UNIT INFORMATION

<table>
<thead>
<tr>
<th>Eff</th>
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<th>3 BR</th>
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<tbody>
<tr>
<td>0</td>
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<td>23</td>
<td>20</td>
<td>0</td>
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### OWNER / DEVELOPER TEAM

<table>
<thead>
<tr>
<th>Field</th>
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<tbody>
<tr>
<td>Owner</td>
<td>Knollwood Heights Apartments, LP</td>
</tr>
<tr>
<td>Zimmerman - Phone:</td>
<td>(417) 883-1632</td>
</tr>
<tr>
<td>Developer</td>
<td>Zimmerman Properties, LLC</td>
</tr>
<tr>
<td>Housing GC</td>
<td>Zimmerman Properties Construction</td>
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<td>Architect</td>
<td>Parker &amp; Associates</td>
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<td>Supp Services</td>
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<td>Consultant</td>
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### UNIT INFORMATION

<table>
<thead>
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<tbody>
<tr>
<td>Total LI Units:</td>
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<tr>
<td>Market Rate Units:</td>
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<tr>
<td>Owner/Employee Units:</td>
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<tr>
<td>Total Project Units:</td>
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### FUNDING INFORMATION

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<tr>
<td>Credits Recommended:</td>
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</tr>
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<td>Other Department Funds</td>
<td>No other funds were requested from the Department.</td>
</tr>
</tbody>
</table>

**Public Comment Summary**

- **State/Federal Officials with Jurisdiction:**
  - TX Senator: Kel Seliger, District 31
  - TX Representative: Pete Laney, District 85

- **Local Officials and Other Public Officials:**
  - Mayor/Judge: Russ McEwen, Mayor, S
  - Ben Lockhart, County Judge, O

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials. There was one letter of opposition from the county judge who is opposed because he is concerned about the impact of another development on the apartment community in Big Spring. There were minimal letters of opposition from non-officials.
<table>
<thead>
<tr>
<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑️ Score: 117 □ Meeting a Required Set Aside</td>
</tr>
</tbody>
</table>

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Freeport Oaks Apartments

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** NE Corner of Avenue J & Skinner St.
- **City:** Freeport
- **County:** Brazoria
- **Set Asides:** At-Risk, Nonprofit
- **Population Served:** F
- **Allocation:** U/E, USDA
- **Purpose / Activity:** NC

**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>
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<td>9</td>
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**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Freeport Oaks LP
  Les Kilday - Phone: (713) 914-9400
- **Developer:** Kilday Partners LLC
- **Housing GC:** N/A
- **Architect:** EDI Architects
- **Market Analyst:** Apartment Market Data
- **Syndicator:** MMA Financial
- **Supp Services:** N/A
- **Consultant:** Gannon Outsourcing

**FUNDING INFORMATION**

- **Credits Requested:** $721,599
- **Credits Recommended in an Amount Not to Exceed:** $721,599

Other Department Funds:

No other funds were requested from the Department.

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Kyle Janek, District 17
  S Points: 3 US Rep.: NC
- **TX Representative:** Dennis Bonnen, District 25
  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

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

**Individuals/Businesses**

- In Support: 8
- In Opposition: 1

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

- Score: 140
- Meeting a Required Set Aside

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

7/21/2004 12:15 PM
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Vista Del Sol-The Rudy C Perez, Sr.

BASIC DEVELOPMENT INFORMATION

Site Address: 400 Block of SW 36th Street
City: San Antonio
County: Bexar
Zip Code: 78237
Region: 9
Population Served: F

Owner: RCP Vista Del Sol Apartments, Ltd.
Developer: American Opportunity for Housing, Inc.
Housing GC: N/A
Architect: Brownsville Architects & Planner, Inc.
Market Analyst: Mark Temple
Syndicator: MMA Financial
Supp Services: American Opportunity for Housing
Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 28 52 40 0
30% 40% 50% 60%
11 3 24 58

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

FUNDING INFORMATION

Credits Requested: $700,000
Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: 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.

Community Workers Council, Lucy Hall
   Letter Score: NA  S or O: S
   The organization supports this development because it will fulfill a need in the community for "top rate" affordable housing. Also, the organization suggests the benefits of an increase in student enrollment at the local school district.

Macedonia Community Development Corporation, Gloria Sterling-McGill
   Letter Score: NA  S or O: S
   The organization supports the development.

General Summary of Comment:
There was overwhelming support from officials and minimal support from non-officials. There were no letters of opposition. There were five letters of support from neighborhood organizations.

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

☐ Score: 147
☐ Meeting a Required Set Aside

Explanation: There are not enough funds in Region 9 Urban/Exurban to allocate credits to any additional developments.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa del Arroyo Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 1200 Block of Elm Street
City: Midland Region: 12
County: Midland Zip Code: 79705
Development #: 04259 Population Served: F
Total Project Units: 52

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

Credits Recommended: $385,000 Purpose / Activity: NC
Owner/Employee Units: 0
Owner: Midland Villa del Arroyo, L.P.
David Diaz - Phone: (432) 682-2520
Developer: Midland CDC, LLC
Housing GC: N/A
Architect: Architettura, Inc.
Market Analyst: Mark Temple
Syndicator: MMA Financial
Supp Services Midland Community Development Corp.
Consultant: KLT Associates, L.P.

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 16 20 16 0
30% 40% 50% 60%
2 4 12 28
Total LI Units: 46
Market Rate Units: 6
Owner/Employee Units: 0
Total Project Units: 52

FUNDING INFORMATION

Credits Requested: $385,000 Credits Recommended in an Amount Not to Exceed: $0
Other Department Funds: No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Kel Seliger, District 31 NC Points: 0 US Rep.: NC
TX Representative Tom Craddick, District 82 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Michael J. Canon, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 1 In Opposition: 0

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

General Summary of Comment:
There was support from two officials and one non-official. There were no letters of opposition.

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

Score: 141 Meeting a Required Set Aside

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

7/21/2004 12:15 PM
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
Multifamily Finance Production - 2004 Application Cycle  
July Board Summary - Development Information and Public Input Summary  
Towne Park in Fredericksburg II

### Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
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<tbody>
<tr>
<td>1100 Block of S. Adams</td>
<td>04260</td>
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<th>City</th>
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<tr>
<td>Gillespie</td>
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<td>E</td>
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<tr>
<th>Set Asides</th>
<th>Allocation</th>
<th>Purpose / Activity</th>
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<tr>
<td>Nonprofit</td>
<td>R</td>
<td>NC</td>
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| Owner/Developer | Owner: Towne Park Fredericksburg II, L.P.  
Mark Mayfield - Phone: (830) 693-4521 |

<table>
<thead>
<tr>
<th>Developer</th>
<th>Housing GC</th>
<th>Architect</th>
<th>Market Analyst</th>
<th>Syndicator</th>
<th>Supp Services</th>
<th>Consultant</th>
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<td>Kilday Partners</td>
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<td>Cameron Alread Architects</td>
<td>Apartment Market Data Research</td>
<td>Paramount Financial Group</td>
<td>Central Texas Community Housing Authority</td>
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| Credits Requested | $257,151 |

| Credits Recommended in an Amount Not to Exceed | $257,151 |

No other funds were requested from the Department.

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

### Public Comment Summary

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

**State/Federal Officials with Jurisdiction:**
- TX Senator: Troy Fraser, District 24  
  Points: 3  
  US Rep.: NC
- TX Representative: 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: 118
- Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gruene Oaks Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: NE Corner of Common St. and Gruene Rd.  Development #: 04261
City: New Braunfels  Region: 9
County: Comal  Zip Code: 78130  Population Served: E
Set Asides: □ At-Risk  ✔ Nonprofit  Allocation: U/E  □ USDA  Purpose / Activity: NC

OWNER AND DEVELOPMENT TEAM

Owner: New Braunfels Gruene Oaks L.P. Les Kilday - Phone: (713) 914-9400
Developer: Kilday Partners LLC
Housing GC: N/A
Architect: Cameron Alread Architects
Market Analyst: Apartment Market Data Research
Syndicator: Paramount Financial Group
Supp Services: Central Texas Community Housing Authority
Consultant: Gannon Outsourcing

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 50 50 0 0
30% 40% 50% 60%
9 4 23 54

Total LI Units: 90
Market Rate Units: 10
Owner/Employee Units: 0
Total Project Units: 100

FUNDING INFORMATION

Credits Requested: $534,693  Credits Recommended in an Amount Not to Exceed: $0
Other Department Funds:
No other funds were requested from the Department.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Jeff Wentworth, District 25  S Points: 3  US Rep.: NC
TX Representative: Carter Casteel, District 73  S Points: 3  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC  Resolution of Support from Local Government  ✔
Michael Meek, Chamber of Commerce, S
Nacy L. Davison, CDBG Manager of New Braunfels, NA

Individuals/Businesses  In Support: 7  In Opposition: 3

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

General Summary of Comment:
There was support from officials and non-officials. There were three letter of opposition from non-officials.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- [ ] Score: 128
- [ ] Meeting a Required Set Aside

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

**BASIC DEVELOPMENT INFORMATION**

| Site Address: W. Hardy. Rd. and Langwick | Development #: 04267 |
| City: Houston | Region: 6 |
| County: Harris | Zip Code: 77060 |
| Set Asides: | Population Served: E |

**OWNERS AND DEVELOPMENT TEAM**

- **Owner**: Langqick/Hardy, Ltd.
  - Angie Stahl - Phone: (713) 824-6263
- **Developer**: Tasel Management Co.
- **Housing GC**: CSI
- **Architect**: Hoff Architects
- **Market Analyst**: O'Connor & Associates
- **Syndicator**: Paramount Financial Services
- **Supp Services**: Distinguished Care Services
- **Consultant**: Capital Consultants

**UNIT INFORMATION**

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<td>9</td>
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- **Total LI Units**: 80
- **Market Rate Units**: 0
- **Owner/Employee Units**: 0
- **Total Project Units**: 100

**FUNDING INFORMATION**

- **Credits Requested**: $799,000
- **Credits Recommended in an Amount Not to Exceed**: $0
- **Other Department Funds**: No other funds were requested from the Department.

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator**: John Whitmire, District 15  
  - Points: -3  
  - US Rep.: Gene Green, Dist.29, S
- **TX Representative**: Senfronia Thompson, District 141  
  - Points: 3  
  - US Senator: NC

**Local Officials and Other Public Officials:**
- **Mayor/Judge**: NC  
  - Resolution of Support from Local Government: ☐
- **El Franco Lee**, County Commissioner, Pct. 1, O
- **Mario Gallegos**, Jr., TX Sen., S

**Individuals/Businesses**

- In Support: 5
- In Opposition: 1

**Neighborhood Input:**

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

**Mission Greenspoint, Cindy Butler**

- Letter Score: NA  
  - S or O: S

The organization supports this development because it will fulfill a need in the community for housing designed with seniors in mind. The organization hopes that future residents might be willing contributors to the organization's community service efforts.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Brentwood Apartments

Houston Center for Independent Living, Sandra Bookman  Letter Score: NA  S or O: S
The organization supports this development because it "looks forward to providing services to the new residents, which will increase their level of independence and inclusion in the community."

Family Services of Greater Houston, Nyla K. Wood  Letter Score: NA  S or O: S
The organization supports this development because it "looks forward to the possibility of collaborating to address the social service needs of seniors."

Greater Greenspoint District, Jack Drake  Letter Score: NA  S or O: O
The organization opposes this development because: 1) Aldine City does not exist as an incorporated city, 2) the developer did not properly inform the community about a planning meeting, 3) "the applicant did not solicit community support from elected officials," and 4) "the application has no input from neighborhood organizations."

General Summary of Comment:
There was one letter of opposition from a local commissioner. Senator Whitmire opposes this development because of concerns of concentration of affordable units and the additional burden on the community. There was also three letters of support from officials. There were five letters of support and one letter of opposition from non-officials. There was opposition from one neighborhood organization and support from three other neighborhood organizations.

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

☐ Score: 131  ☐ Meeting a Required Set Aside
Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lansbourough Apartments

**BASIC DEVELOPMENT INFORMATION**

Site Address: 10050 Cullen Blvd.
City: Houston
Region: 6
County: Harris
Zip Code: 77051
Population Served: F

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

Development #: 04268

**OWNER AND DEVELOPMENT TEAM**

Owner: Lansbourough Apartments, L.P.
Margie Bingham - Phone: (713) 224-5526

Developer: M.L. Bingham, Inc.

Housing GC: FCI Multifamily

Architect: GTF Design

Market Analyst: Butler Burgher and Assoc.
Syndicator: Paramount Financial Group
Supp Services: Beacon Endeavors
Consultant: N/A

**UNIT INFORMATION**

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<td>16</td>
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Total LI Units: 141
Market Rate Units: 35
Owner/Employee Units: 0
Total Project Units: 176

**FUNDING INFORMATION**

Credits Requested: $1,084,983
Credits Recommended in an Amount Not to Exceed: $1,084,983

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

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

**PUBLIC COMMENT SUMMARY**

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

State/Federal Officials with Jurisdiction:

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

Local Officials and Other Public Officials:

Mayor/Judge: Tim Crenwelge, Mayor, S
Ada Edwards, City Council Member Dist. D, 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.

Houston Area Urban League, Inc., Sylvia Brooks [S]
Letter Score: NA S or O: S
The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developers track record.

7/21/2004 12:15 PM
Greater Sugar Valley Civic Club, Margaret Jenkins  
Letter Score: NA  S or O: S

The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developer's track record.

Sunnyside Gardens, L.E. Chamberlain  
Letter Score: 12  S or O: S

The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developer's track record.

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

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

☑ Score: 157  ☐ Meeting a Required Set Aside

Explanation:  Has a competitive score within its allocation type within the region.
# Essex Gardens Apartments

**Address:** 800 Columbus Road, Sealy, TX 77474

### Basic Development Information

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<th>Site Address</th>
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<tr>
<td>Austin</td>
<td>77474</td>
<td>F</td>
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### Owner and Development Team

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<th>Developer</th>
<th>Housing GC</th>
<th>Architect</th>
<th>Market Analyst</th>
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### Unit Information

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### Funding Information

- **Credits Requested:** $654,654
- **Credits Recommended in an Amount Not To Exceed:** $0

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<th>Other Department Funds</th>
<th>All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.</th>
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<td>No other funds were requested from the Department.</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>TX Representative</th>
<th>Points</th>
<th>US Rep.</th>
<th>US Senator</th>
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<tr>
<td>Ken Armbrister, District 18</td>
<td>Lois Kolkhorst, District 13</td>
<td>3</td>
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#### Local Officials and Other Public Officials

- **Mayor/Judge:** Betty Reinbeck, Mayor, S
- **Dennis Kocich, Councilman, Place 4, S**
- **Joe Scantor, Jr., Councilman, Place 2, Mayor Pro Tem, S**
- **Beverly Koym, Councilwoman, Place 1, 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.
Essex Gardens Apartments

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

- Score: 137
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Bahia Palms Apartments

### BASIC DEVELOPMENT INFORMATION

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<td>City:</td>
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### UNIT INFORMATION

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Total LI Units: 64
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 64

### FUNDING INFORMATION

Credits Requested: $123,922
Credits Recommended in an Amount Not to Exceed: $123,922

Other Department Funds: Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed $650,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

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

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Eddie Lucio, Jr., District 27  
  Points: 0  
  US Rep.: NC
- **TX Representative:** Rene Oliveira, District 37  
  Points: 3  
  US Senator: NC

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

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

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

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

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

- Score: 96
- Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.
## Golden Manor Apartments

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 800 Avenue H
- **City:** Bay City
- **County:** Matagorda
- **Zip Code:** 77414
- **Total Project Units:** 40
- **Development #:** 04279
- **Set Asides:** At-Risk
- **Population Served:** Elderly
- **Allocation:** Rural
- **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
- **Consultant:** N/A

### UNIT INFORMATION

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- **Total LI Units:** 40
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Project Units:** 40

### FUNDING INFORMATION

- **Credits Requested:** $116,099
- **Credits Recommended in an Amount Not to Exceed:** $116,099

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

### PUBLIC COMMENT SUMMARY

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

- **State/Federal Officials with Jurisdiction:**
  - TX Senator: Ken Armbrister, District 18
  - Points: 3
  - US Rep.: NC
  - TX Representative: Glenda Dawson, District 29
  - Points: 0
  - US Senator: NC

- **Local Officials and Other Public Officials:**
  - Mayor/Judge: Charles Martinez Jr., Mayor, S
  - Resolution of Support from Local Government
  - Leonard Lamar, County Commissioner, Pct. 3, S

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

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

**General Summary of Comment:**
There was support from officials. There were no letters of opposition.
<table>
<thead>
<tr>
<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Meeting a Required Set Aside</td>
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</table>

**Explanation:** Satisfies the USDA Allocation in its region.
### Multi-Family Finance Production Division

**Multifamily Finance Production - 2004 Application Cycle**

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

**Country Square Apartments**

#### Basic Development Information

| Site Address: | 1001 Lakeview |
| City: | Lone Star |
| County: | Morris |
| Region: | 4 |
| Zip Code: | 75668 |
| Population Served: | F |
| Allocation: | R |
| Purpose / Activity: | ACQ/R |
| Set Asides: | At-Risk |

#### Owner and Development Team

- **Owner:** FDI-Country Square, LTD
  - Jim Fieser - Phone: (281) 371-7320
- **Developer:** Fieser Development, Inc.
- **Housing GC:** National Urban Construction
- **Architect:** David J. Albright
- **Market Analyst:** N/A
- **Syndicator:** Enterprise Social Investment Corp.
- **Supp Services:** N/A
- **Consultant:** N/A

#### Unit Information

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<tr>
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</tr>
<tr>
<td>60%</td>
<td></td>
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<td></td>
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</tbody>
</table>

- **Total LI Units:** 24
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Project Units:** 24

#### Funding Information

- **Credits Requested:** $78,006
- **Credits Recommended in an Amount Not to Exceed:** $0
- **Other Department Funds:** No other funds were requested from the Department.

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

#### Public Comment Summary

- **State/Federal Officials with Jurisdiction:**
  - **TX Senator:** Kevin Eltife, District 1
  - **TX Representative:** Barry Telford, District 1

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

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

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

- **General Summary of Comment:**
  - There was one letter of support from a non-official. There were no letters of opposition. There was a Resolution of Support from the City.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary

Country Square Apartments

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

☐ Score: 36  ☐ Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Shady Oaks Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 506 Ellen Powell Dr.
City: Prairie View
County: Waller
Zip Code: 77446
Total Project Units: 40

Owner/Employee Units: 0

OWNER AND DEVELOPMENT TEAM

Owner: FDI-Shady Oaks, LTD.
Developer: Fieser Development, Inc.
Housing GC: LCJ Construction
Architect: David J. Albright
Market Analyst: N/A
Syndicator: Enterprise Social Investment Corp.
Supp Services: N/A
Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 36 4 0 0

30% 40% 50% 60%

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

UNIT INFORMATION

Credits Requested: $128,636
Credits Recommended in an Amount Not to Exceed: $128,636

Other Department Funds: Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed $465,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

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

FUNDING INFORMATION

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:

TX Senator: Ken Armbrister, District 18 S Points: 3 US Rep.: John R. Carter, Dist. 31, S
TX Representative: Glenn Hegar, Jr., District 28 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

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

General Summary of Comment:

There was support from officials. There was a resolution of support from the city. There were no letters of opposition.

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

Score: 40 Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Katy Manor Apartments

**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>5360 E. 5th Street</th>
<th>Development #:</th>
<th>04284</th>
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<tr>
<td>City:</td>
<td>Katy</td>
<td>Region:</td>
<td>6</td>
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<tr>
<td>County:</td>
<td>Harris</td>
<td>Zip Code:</td>
<td>77493</td>
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<tr>
<td>Total Project Units:</td>
<td>48</td>
<td>Population Served:</td>
<td>F</td>
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**Set Asides:**
- At-Risk
- USDA

**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 |

**Unit Information**

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</tr>
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**Credits Requested:** $123,768

**Credits Recommended in an Amount Not to Exceed:** $123,768

**Funding Information**

Requested, and recommended for, a Preservation Incentives Program award in an amount not to exceed $475,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

**Public Comment Summary**

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Jon Lindsay, District 7  
  NC Points: 0  
  US Rep.: NC
- **TX Representative:** Bill Callegari, District 132  
  NC Points: 0  
  US Senator: NC

**Local Officials and Other Public Officials:**

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<th>Mayor/Judge:</th>
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<td>Resolution of Support from Local Government</td>
<td>☐</td>
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**Individuals/Businesses:**

- In Support: 1
- In Opposition: 1

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

- Score: 39
- Meeting a Required Set Aside

**Explanation:** Satisfies the USDA Allocation in its region.

7/21/2004 12:15 PM
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary

Ole Town Apartments

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 501 MLK Drive
- **City:** Jefferson
- **County:** Marion
- **Zip Code:** 75657
- **Region:** 4
- **Total Project Units:** 24
- **Population Served:** F
- **Allocation:** R
- **Set Asides:** At-Risk: 0, Nonprofit: 0
- **Funding Requested:** $117,328
- **Purpose / Activity:** ACQ/R

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** FDI-Ole Town, LTD
- **Developer:** Fieser Development, Inc.
- **Housing GC:** National Urban Construction
- **Architect:** David J. Albright
- **Market Analyst:** N/A
- **Syndicator:** Enterprise Social Investment Corp.
- **Consultant:** N/A

**UNIT INFORMATION**

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**UNIT INFORMATION**

- **Total LI Units:** 24
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Project Units:** 24

**FUNDING INFORMATION**

- **Credits Recommended in an Amount Not to Exceed:** $117,328
- **Credits Recommended in an Amount Not to Exceed:** $117,328

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- **TX Senator:** Kevin Eltife, District 1
- **NC Points:** 0, US Rep.: 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.

7/21/2004 12:15 PM
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☐ Score: 36
☑ Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.
# Country Place 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>Population Served</th>
<th>Set Asides</th>
<th>Owner/Employee Units</th>
<th>Credits Requested</th>
<th>Purpose / Activity</th>
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<tr>
<td>1300 Courtland Rd.</td>
<td>04286</td>
<td>Atlanta</td>
<td>4</td>
<td>Cass</td>
<td>75551</td>
<td>F</td>
<td>At-Risk</td>
<td>0</td>
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<td>ACQ/R</td>
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| Owner                  | Owner: FEI-Country Place, LTD
Jim Fieser - Phone: (281) 371-7320 |
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<tr>
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<tr>
<td>Housing GC</td>
<td>National Urban Construction</td>
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<td>Architect</td>
<td>David J. Albright</td>
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<td>Market Analyst</td>
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<td>Syndicator</td>
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<td>Supp Services</td>
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<td>Consultant</td>
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<td>Owner/Employee Units</td>
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<tr>
<td>Total Project Units</td>
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## Funding Information

- Credits Requested: $219,663
- Credits Recommended in an Amount Not to Exceed: $0
- Other Department Funds: No other funds were requested from the Department.

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

## Public Comment Summary

- **State/Federal Officials with Jurisdiction:**
  - TX Senator: Kevin Eltife, District 1
  - NC Points: 0
  - US Rep.: NC
  - TX Representative: Barry Telford, District 1
  - NC Points: 0
  - US Senator: NC

- **Local Officials and Other Public Officials:**
  - Mayor/Judge: Kay Phillips, Mayor, S
  - Resolution of Support from Local Government
  - Individuals/Businesses: In Support: 1, In Opposition: 0

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

  **General Summary of Comment:**
  - There was one letter of support from a non-official. There were no letters of opposition.

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

- Score: 36
- Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Vista Hermosa Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 820 N. Bibb
City: Eagle Pass Region: 11
County: Maverick Zip Code: 78852
Set Asides: ☑ At-Risk ☐ Nonprofit Allocation: R ☑ USDA Purpose / Activity: ACQ/R

Development #: 04287
Population Served: F

OWNER AND DEVELOPMENT TEAM

Owner: Maverick Fountainhead, L.P.
Patrick Barbolla - Phone: (817) 732-1055
Developer: Fountainhead Affiliates, Inc.

Housing GC: Fountainhead Construction, Inc.
Syndicator: Boston Capital Corporation
Supp Services: N/A
Consultant: N/A

UNIT INFORMATION

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

FUNDING INFORMATION

Credits Requested: $63,097
Credits Recommended in an Amount Not to Exceed: $63,097

Other Department Funds: Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed $320,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

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

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:
TX Senator: Frank Madla, District 19 NC Points: 0 US Rep.: NC
TX Representative: Timoteo Garza, District 80 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Jose A. Aranda, County Judge, S Resolution of Support from Local Government ☐
Jesus Olives, City Manager, S
Tom Cary, Board Member Eagle Pass ISD, S

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

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

General Summary of Comment:
There was support from officials.
Vista Hermosa Apartments

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

- [ ] Score: 104
- [x] Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Briarwood Apartment

BASIC DEVELOPMENT INFORMATION

Site Address: 513 E. 6th Street  Development #: 04288
City: Kaufman  Region: 3
County: Kaufman  Population Served: F
Set Asides: ☑ At-Risk  ☐ Nonprofit  Allocation: R  ☑ USDA  Purpose / Activity: ACQ/R
City: Kaufman  Zip Code: 75142

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
Consultant: N/A

UNIT INFORMATION

Eff 1 BR 2 BR 3 BR 4BR+
0 24 24 0 0
30% 40% 50% 60%
5 7 7 29
Total LI Units: 48
Market Rate Units: 0
Owner/Employee Units: 0
Total Project Units: 48

FUNDING INFORMATION

Credits Requested: $173,148  Credits Recommended in an Amount Not to Exceed: $173,148
Other Department Funds:Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed $500,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Dr. Bob Deuell, District 2  NC Points: 0  US Rep.: NC
TX Representative: Betty Brown, District 4  NC Points: 0  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC  Resolution of Support from Local Government ☐
James Blystone, City Manager, S

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

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

General Summary of Comment:
There was one letter of support from an official and non-official alike. There was one letter of opposition from a non-official.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- [ ] Score: 91
- [x] Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
L.U.L.A.C. Village Park

<table>
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<tbody>
<tr>
<td>Site Address: 1417 Home Road</td>
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<tr>
<td>City: Corpus Christi</td>
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<tr>
<td>County: Nueces</td>
</tr>
<tr>
<td>Total Project Units: 152</td>
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<tr>
<td>Set Asides: At-Risk Nonprofit</td>
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<td>Allocation: U/E USDA</td>
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<table>
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<tbody>
<tr>
<td>Owner: Texas L.U.L.A.C. Village Housing, L.P. David Marquez - Phone: (210) 216-5611</td>
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<tr>
<td>Developer: L.U.L.A.C. Village Park Trust</td>
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<tr>
<td>Housing GC: Affordable Housing Construction</td>
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<tr>
<td>Architect: Beeler, Guest, and Owens Architects</td>
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<td>Market Analyst: Apartment Market Data</td>
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<td>Syndicator: Paramount Financial Group</td>
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<td>Supp Services: Housing Services of Texas</td>
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<td>Consultant: Southwest Housing Development</td>
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<table>
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</thead>
<tbody>
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<td>Total LI Units: 152</td>
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<td>Market Rate Units: 0</td>
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<td>Owner/Employee Units: 0</td>
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<td>Total Project Units: 152</td>
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<td>Credits Requested: $899,429</td>
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<td>Credits Recommended in an Amount Not to Exceed: $899,429</td>
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<td>Other Department Funds: No other funds were requested from the Department.</td>
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
- TX Senator: Juan "Chuy" Hinojosa, District 20, 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: No
- Betty Jean Longoria, County Commissioner, Dist. 2, S, Jesse Noyola, City Council Member, Dist. 3, S
- Terry Shamsie, County Judge, S, Jesus Chavez, Superintendent of Schools, S

Individuals/Businesses:
- In Support: 9
- In Opposition: 0

Neighborhood Input:
- 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

The organization supports this development because it will fulfill a need in the community for affordable housing. The organization also approves of the complex's 30-year history in the community.

**General Summary of Comment:**
There was broad support from both officials and non-officials. There was support from two neighborhood organizations. There were no letters of opposition.

---

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

- **Score:** 102
- **Meeting a Required Set Aside**

**Explanation:** Has a competitive score in the At-Risk Set-Aside in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Saltgrass Landing Apartments

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | 1602 South Church Street |
| City: | Rockport |
| County: | Aransas |
| Zip Code: | 78382 |
| Region: | 10 |
| Population Served: | F |
| Set Asides: | At-Risk |
| Allocation: | R |
| USDA: | Yes |
| Purpose / Activity: | ACQ/R |

**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 |
| Consultant: | N/A |

**UNIT INFORMATION**

<table>
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<tr>
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<th>2 BR</th>
<th>3 BR</th>
<th>4BR+</th>
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<td>31</td>
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<tr>
<td>30% 40% 50% 60%</td>
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<td>0</td>
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<td>55</td>
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</table>

| Total LI Units: | 55 |
| Market Rate Units: | 0 |
| Owner/Employee Units: | 1 |
| Total Project Units: | 56 |

**FUNDING INFORMATION**

- Credits Requested: $95,218
- Credits Recommended in an Amount Not to Exceed: $95,218
- Other Department Funds: No other funds were requested from the Department.

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

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

- TX Senator: Ken Armbrister, District 18
- 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. Guillory, County Judge, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials and one letter of support from a non-official. There were no letters of opposition.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

☐ Score: 90  ☑ Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**Multifamily Finance Production - 2004 Application Cycle**

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

**West Side Place Apartments**

---

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>1000 N. 13th.</th>
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<tbody>
<tr>
<td>City:</td>
<td>West Columbia</td>
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<tr>
<td>County:</td>
<td>Brazoria</td>
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<tr>
<td>Set Asides:</td>
<td>At-Risk</td>
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<tr>
<td>Allocation:</td>
<td>R</td>
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<tr>
<td>USDA:</td>
<td>Yes</td>
</tr>
<tr>
<td>Purpose / Activity:</td>
<td>ACQ/R</td>
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**Development #: 04292**

**City: West Columbia**

**County: Brazoria**

**Zip Code: 77486**

**Population Served: F**


---

### OWNER AND DEVELOPMENT TEAM

- **Owner:** FDI-West Side Place, LTD.
  - Melissa Baughman - Phone: (281) 371-7320
- **Developer:** Fieser Development, Inc.
- **Housing GC:** LCJ Construction
- **Architect:** David J. Albright
- **Market Analyst:** N/A
- **Syndicator:** Enterprise Social Investment Corp.
- **Supp Services:** N/A
- **Consultant:** N/A

### UNIT INFORMATION

<table>
<thead>
<tr>
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</table>

**Total LI Units:** 24

**Market Rate Units:** 0

**Owner/Employee Units:** 0

**Total Project Units:** 24

---

### FUNDING INFORMATION

- **Credits Requested:** $84,339
- **Credits Recommended in an Amount Not to Exceed:** $0

### PUBLIC COMMENT SUMMARY

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

#### State/Federal Officials with Jurisdiction:

- **TX Senator:** Kyle Janek, District 17 (NC Points: 0) US Rep.: NC
- **TX Representative:** Dennis Bonnen, District 25 (NC Points: 0) US Senator: NC

#### Local Officials and Other Public Officials:

- **Mayor/Judge:** 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.

---

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

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

☐ Score: 37
☐ Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

Multifamily Finance Production - 2004 Application Cycle

July Board Summary - Development Information and Public Input Summary

**Lantana Ridge Apartments South**

### BASIC DEVELOPMENT INFORMATION

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<th>Details</th>
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<tr>
<td>City</td>
<td>Beeville</td>
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<tr>
<td>County</td>
<td>Bee</td>
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<tr>
<td>Zip Code</td>
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<td>Region</td>
<td>6</td>
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<tr>
<td>Population Served</td>
<td>F</td>
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<tr>
<td>Total Project Units</td>
<td>35</td>
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### OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
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<tbody>
<tr>
<td>Owner</td>
<td>Lantana Southridge Apartments, Ltd.</td>
</tr>
<tr>
<td>Developer</td>
<td>Johnny L. Melton</td>
</tr>
<tr>
<td>Housing GC</td>
<td>CrisCourt Construction, Inc.</td>
</tr>
<tr>
<td>Architect</td>
<td>Barbutti &amp; Associates</td>
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### UNIT INFORMATION

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<tr>
<td>Total LI Units</td>
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<tr>
<td>Market Rate Units</td>
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<tr>
<td>Owner/Employee Units</td>
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<tr>
<td>Total Project Units</td>
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### FUNDING INFORMATION

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<td>Credits Recommended</td>
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<tr>
<td>Other Department Funds</td>
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</table>

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

### PUBLIC COMMENT SUMMARY

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

**State/Federal Officials with Jurisdiction:**

- TX Senator: Judith Zaffirini, District 21  
  - NC Points: 0  
  - US Rep.: NC
- TX Representative Gabi Canales, District 35  
  - S Points: 3  
  - US Senator: NC

**Local Officials and Other Public Officials:**

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

**Individuals/Businesses**

- In Support: 0  
- In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from an official. There were no letters of opposition.

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

- Score: 86  
- Meeting a Required Set Aside

**Explanation:** Satisfies the USDA Allocation in its region.
## Lantana Ridge Apartments

**City:** Beeville  
**Zip Code:** 78102  
**County:** Bee

### Basic Development Information

<table>
<thead>
<tr>
<th>Field</th>
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<tbody>
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<td>City</td>
<td>Beeville</td>
</tr>
<tr>
<td>Zip Code</td>
<td>78102</td>
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<tr>
<td>County</td>
<td>Bee</td>
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**Development #:** 04294  
**Site Address:** 2200 N. Adams St.

**Owner:** Lantana Northridge Apartments, Ltd.  
**Developer:** Johnny L. Melton  
**Housing GC:** CrisCourt Construction, Inc.  
**Architect:** Barbutti & Associates

### Owner and Development Team

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<thead>
<tr>
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<th>Details</th>
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<tbody>
<tr>
<td>Owner</td>
<td>Lantana Northridge Apartments, Ltd.</td>
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<tr>
<td>Developer</td>
<td>Johnny L. Melton</td>
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<td>Housing GC</td>
<td>CrisCourt Construction, Inc.</td>
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<td>Architect</td>
<td>Barbutti &amp; Associates</td>
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### Unit Information

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<td>Owner/Employee</td>
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**Credits Requested:** $66,535  
**Credits Recommended in an Amount Not to Exceed:** $66,535

### Funding Information

**Credits Recommended in an Amount Not to Exceed:** $66,535  
**Other Department Funds:** No other funds were requested from the Department.

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

### Public Comment Summary

**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

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

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

- [ ] Score: 90  
- [x] Meeting a Required Set Aside

**Explanation:** Satisfies the USDA Allocation in its region.

---

7/21/2004 12:15 PM
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
La Mirage Villas

BASIC DEVELOPMENT INFORMATION
Site Address: 309 SE 15th
City: Perryton
County: Ochiltree
City: Perryton
Zip Code: 79070
Population Served: F
Set Asides: At-Risk
Allocation: R
USDA
Purpose / Activity: ACQ/R

OWNER AND DEVELOPMENT TEAM
Owner: Perryton Fountainhead, L.P.
Patrick Barbolla - Phone: (817) 732-1055
Developer: La Mirage Villas
Housing GC: Fountainhead Construction, Inc.
Syndicator: Boston Capital Corporation
Consultant: N/A

UNIT INFORMATION
Eff 1 BR 2 BR 3 BR 4BR+
0 8 39 0 0
30% 40% 50% 60%
5 8 8 26
Total LI Units: 47
Market Rate Units: 0
Owner/Employee Units: 1
Total Project Units: 47

FUNDING INFORMATION
Credits Requested: $173,281
Credits Recommended in an Amount Not to Exceed: $173,281
Other Department Funds: Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed $500,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

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

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Kel Seliger, District 31
NC Points: 0
US Rep.: NC
TX Representative Warren Chisum, District 88
S Points: 3
US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: David Hale ,Mayor, S
Resolution of Support from Local Government
Roger Wright, Council Member, S
David Landis, City Manager, S

Individuals/Businesses In Support: 3 In Opposition: 0

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

General Summary of Comment:
There was support from officials and three letters of support from non-officials. There were no letters of opposition.

7/21/2004 12:15 PM
La Mirage Villas

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

- Score: 94
- Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Sierra Royale Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 601 Wright Street
City: Robstown
Region: 10
County: Nueces
Zip Code: 78380
Total Project Units: 76

Development #: 04302
Population Served: F

Set Asides: □ At-Risk □ Nonprofit Allocation: R □ USDA Purpose / Activity: NC


OWNER AND DEVELOPMENT TEAM

Owner: Sierra Housing, Ltd.
Rick Deyoe - Phone: (512) 858-2674

Developer: Sierra Housing Development, LLC

Housing GC: Construction Supervisors, Inc.

Architect: Northfield Design Group

Market Analyst: O'Connor & Associates

Syndicator: N/A

Supp Services: Texas Interfaith Housing

Consultant: N/A

UNIT INFORMATION

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Total LI Units: 68
Market Rate Units: 8
Owner/Employee Units: 0
Total Project Units: 76

FUNDING INFORMATION

Credits Requested: $529,620
Credits Recommended in an Amount Not to Exceed: $0

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

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

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Juan "Chuy" Hinojosa, District 20 S Points: 3 US Rep.: Solomon P. Ortiz, Dist. 27, S
TX Representative Jaime L. Capelo, District 34 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Rodrigo Ramon, Mayor, S Resolution of Support from Local Government  
Jerry Velasco, City Building Official, S
Laura Young, Executive Director of HA, S

Individuals/Businesses In Support: 9 In Opposition: 0

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

General Summary of Comment:
There was broad support from officials and non-officials. There were no letters of opposition.
Sierra Royale Apartments

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<th>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</th>
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<tr>
<td>☐ Score: 127</td>
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<tr>
<td>☐ Meeting a Required Set Aside</td>
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Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.
Applicant Evaluation

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<th>Name:</th>
<th>Oaks of Bandera Apartments</th>
<th>City:</th>
<th>Bandera</th>
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<tr>
<td>LIHTC 9% ✓</td>
<td>LIHTC 4%</td>
<td>HOME</td>
<td>BOND</td>
<td>HTF</td>
<td>SECO</td>
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<td>No Previous Participation in Texas</td>
<td>Members of the development team have been disbarred by HUD</td>
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<td>National Previous Participation Certification Received:</td>
<td>Yes</td>
<td>No</td>
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<tr>
<td>Noncompliance Reported on National Previous Participation Certification:</td>
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<th>Portfolio Management and Compliance</th>
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<td>Projects grouped by score:</td>
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<tr>
<td>zero to nine: 5</td>
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<tr>
<td>ten to nineteen: 0</td>
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<td>twenty to twenty-nine: 0</td>
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<tr>
<td># monitored with a score less than thirty: 5</td>
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<tr>
<td># not yet monitored or pending review: 4</td>
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<tr>
<td># projects monitored: 5</td>
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<td># not yet monitored or pending review: 4</td>
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</tr>
<tr>
<td>No unresolved issues ✓</td>
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<td>Issues found regarding late cert</td>
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<tr>
<td>Issues found regarding late audit</td>
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<tr>
<td>Resolved issues found that warrant disqualification (Comments attached)</td>
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<tr>
<td>Reviewer: S. Roth</td>
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<tr>
<td>Date: 7/6/2004</td>
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<table>
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<tr>
<th>Portfolio Administration/Analysis</th>
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<tr>
<td>No unresolved issues</td>
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<td>Issues found regarding late cert</td>
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<td>Issues found regarding late audit</td>
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<th>Multifamily Finance Production</th>
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<td>No unresolved issues ✓</td>
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<td>Unresolved issues found</td>
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<td>Unresolved issues found that warrant disqualification (Comments attached)</td>
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<td>Date: 7/6/2004</td>
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</table>

<table>
<thead>
<tr>
<th>Single Family Finance Production</th>
</tr>
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<tbody>
<tr>
<td>Not applicable</td>
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<td>Review pending</td>
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<tr>
<td>No unresolved issues</td>
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<tr>
<td>Reviewer: S. Roth</td>
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<td>Date: 7/6/2004</td>
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<table>
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<th>Real Estate Analysis (Cost Certification and Workout)</th>
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<tbody>
<tr>
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<td>Reviewer: S. Roth</td>
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<td>Date: 7/16/2004</td>
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<table>
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<tr>
<td>Delinquencies found</td>
</tr>
<tr>
<td>Reviewer: Stephanie A. D'Couto</td>
</tr>
<tr>
<td>Date: 7/13/2004</td>
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<table>
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<tr>
<th>Community Affairs</th>
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</thead>
<tbody>
<tr>
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<table>
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<tr>
<th>Office of Colonia Initiatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable</td>
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<tr>
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<td>Reviewer: S. Roth</td>
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<tr>
<td>Date: 7/6/2004</td>
</tr>
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</table>

| Executive Director: Edwina Carrington | Executed: Thursday, July 15, 2004 |
Applicant Evaluation

**Project ID #** 04012  
**Name:** Tyler Square Apartments  
**City:** Tyler

- LIHTC 9% ✓
- LIHTC 4% ☐
- HOME ☐
- BOND ☐
- HTF ☐
- SECO ☐
- ESGP ☐
- Other ☐
- No Previous Participation in Texas ☐
- Members of the development team have been disbarred by HUD ☐
- Members of the application did not receive the required Previous Participation Acknowledgement ☐

National Previous Participation Certification Received:  
- N/A ☐
- Yes ☑
- No ☐

Noncompliance Reported on National Previous Participation Certification:  
- Yes ☑
- No ☐

**Portfolio Management and Compliance**

| Total # of Projects monitored: | 3 |
| Projects zero to nine: | 3 |
| Projects ten to nineteen: | 0 |
| Projects twenty to twenty-nine: | 0 |

Projects in Material Noncompliance:  
- Yes ☑
- No ☐

# in noncompliance: 0

| Projects not reported in application: | Yes ☐
- No ☑ |

# monitored with a score less than thirty: 3

| # not yet monitored or pending review: | 1 |
| # of projects not reported: | 0 |

**Single Audit**

- Not applicable ☑
- Review pending ☐
- No unresolved issues ☑
- Issues found regarding late cert ☐
- Issues found regarding late audit ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewed by Jo En Taylor  
Date 7/14/2004

**Portfolio Administration/Analysis**

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Date 7/14/2004

**Multifamily Finance Production**

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer S. Roth  
Date 7/6/2004

**Single Family Finance Production**

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer  
Date

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer  
Date

**Community Affairs**

- No relationship ☑
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer EEF  
Date 7/13/2004

**Office of Colonia Initiatives**

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer  
Date

**Financial Administration**

- No delinquencies found ☑
- Delinquencies found ☐

Reviewer Stephanie A. D’Couto  
Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
# Applicant Evaluation

**Project ID #** 04014  
**Name:** La Villita Apartments Phase II  
**City:** Brownsville

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- National Previous Participation Certification Received: Yes □  
- Noncompliance Reported on National Previous Participation Certification: Yes □

**Portfolio Management and Compliance**

<table>
<thead>
<tr>
<th>Total # of Projects monitored: 5</th>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance: 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projects grouped by score</td>
<td>Yes □  No ✓</td>
<td>Projects not reported in application: Yes □</td>
</tr>
<tr>
<td>zero to nine: 3</td>
<td># monitored with a score less than thirty: 5</td>
<td></td>
</tr>
<tr>
<td>ten to nineteen: 0</td>
<td># not yet monitored or pending review: 5</td>
<td></td>
</tr>
<tr>
<td>twenty to twenty-nine: 2</td>
<td># of projects not reported: 0</td>
<td></td>
</tr>
</tbody>
</table>

**Portfolio Monitoring**  
Reviewed by Jo En Taylor  
Date 7/14/2004

**Single Audit**  
Reviewed by S. Roth  
Date 7/6/2004

**Portfolio Administration/Analysis**

**Multifamily Finance Production**  
Reviewed by EEF  
Date 7/13/2004

**Office of Colonia Initiatives**

**Financial Administration**  
Reviewed by Stephanie A. D'Couto  
Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID # 04018**  
**Name:** Terrace Pines Apartment Homes  
**City:** College Station

- LIHTC 9% ☑  
- LIHTC 4% ☐  
- HOME ☐  
- BOND ☐  
- HTF ☐  
- SECO ☐  
- ESGP ☐  
- Other ☐

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement

**National Previous Participation Certification Received:** N/A  
**Noncompliance Reported on National Previous Participation Certification:** No

---

**Portfolio Management and Compliance**

<table>
<thead>
<tr>
<th>Total # of Projects monitored:</th>
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</thead>
</table>
| Projects grouped by score | zero to nine: 5  
|                             | ten to nineteen: 0  
|                             | twenty to twenty-nine: 0 |

**Projects in Material Noncompliance**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☑</td>
</tr>
</tbody>
</table>

# in noncompliance: 0  
# monitored with a score less than thirty: 5  
# not yet monitored or pending review: 9  
# of projects not reported: 5

**Single Audit**

- Not applicable: ☑  
- Review pending: ☐  
- No unresolved issues: ☑  
- Issues found regarding late cert: ☐  
- Issues found regarding late audit: ☐  
- Unresolved issues found that warrant disqualification: ☐

Reviewed by Jo En Taylor  
Date 7/14/2004

**Portfolio Administration/Analysis**

- Not applicable: ☐  
- Review pending: ☐  
- No unresolved issues: ☐  
- Unresolved issues found that warrant disqualification: ☐

Reviewed by  
Date 7/14/2004

---

**Multifamily Finance Production**

- Not applicable: ☐  
- Review pending: ☐  
- No unresolved issues: ☑  
- Unresolved issues found: ☐  
- Unresolved issues found that warrant disqualification: ☐

Reviewed by S. Roth  
Date 7/6/2004

**Single Family Finance Production**

- Not applicable: ☐  
- Review pending: ☐  
- No unresolved issues: ☐  
- Unresolved issues found: ☐  
- Unresolved issues found that warrant disqualification: ☐

Reviewed by  
Date

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable: ☐  
- Review pending: ☐  
- No unresolved issues: ☐  
- Unresolved issues found that warrant disqualification: ☐

Reviewed by  
Date

---

**Community Affairs**

- No relationship: ☑  
- Review pending: ☐  
- No unresolved issues: ☐  
- Unresolved issues found: ☐  
- Unresolved issues found that warrant disqualification: ☐

Reviewed by EEF  
Date 7/13/2004

**Office of Colonia Initiatives**

- Not applicable: ☐  
- Review pending: ☐  
- No unresolved issues: ☐  
- Unresolved issues found: ☐  
- Unresolved issues found that warrant disqualification: ☐

Reviewed by  
Date

**Financial Administration**

- No delinquencies found: ☑  
- Delinquencies found: ☐

Reviewed by Stephanie A. D'Couto  
Date 7/13/2004

---

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

<table>
<thead>
<tr>
<th>Project ID #</th>
<th>04024</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>South Union Place Apartments</td>
</tr>
<tr>
<td>City</td>
<td>Houston</td>
</tr>
</tbody>
</table>

- LIHTC 9% ☑️ LIHTC 4% ☐
- HOME ☐ BOND ☐ HTF ☐ SECO ☐ ESGP ☐ Other ☐
- No Previous Participation in Texas ☐
- Members of the development team have been disbarred by HUD ☐
- Members of the application did not receive the required Previous Participation Acknowledgement ☐

| National Previous Participation Certification Received: | ☑️ Yes | ☐ No |
| Noncompliance Reported on National Previous Participation Certification: | ☑️ Yes | ☐ No |

### Portfolio Management and Compliance

| Total # of Projects monitored: | 2 |
| Projects grouped by score | | |
| zero to nine: | 1 |
| ten to nineteen: | 1 |
| twenty to twenty-nine: | 0 |

**Projects in Material Noncompliance**

- Yes ☑️ No ☐

- # in noncompliance: 0
- Projects not reported | Yes ☑️ No ☐
- # monitored with a score less than thirty: 2
- # not yet monitored or pending review: 1
- # of projects not reported | 0

### Single Audit

- Not applicable ☑️ Review pending ☐
- No unresolved issues ☑️ Issues found regarding late cert ☐
- Issues found regarding late audit ☐
- Issues found that warrant disqualification (Comments attached) ☐

**Reviewed by** Jo En Taylor  
**Date** 7/14/2004

### Portfolio Administration/Analysis

- Not applicable ☑️ Review pending ☐
- No unresolved issues ☑️ Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

**Reviewer** Stephanie A. D'Couto  
**Date** 7/13/2004

### Multifamily Finance Production

- Not applicable ☑️ Review pending ☐
- No unresolved issues ☑️ Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

**Reviewer** S. Roth  
**Date** 7/6/2004

### Single Family Finance Production

- Not applicable ☑️ Review pending ☐
- No unresolved issues ☑️ Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

**Reviewer**  
**Date**

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable ☑️ Review pending ☐
- No unresolved issues ☑️ Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

**Reviewer**  
**Date**

### Community Affairs

- No relationship ☑️ Review pending ☐
- No unresolved issues ☑️ Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

**Reviewer** EEF  
**Date** 7/13/2004

### Office of Colonia Initiatives

- Not applicable ☑️ Review pending ☐
- No unresolved issues ☑️ Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

**Reviewer**  
**Date**

### Financial Administration

- No delinquencies found ☑️ Delinquencies found ☐

**Reviewer** Stephanie A. D'Couto  
**Date** 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
Applicant Evaluation

Project ID # 04026
Name: Oak Timbers-White Settlement II
City: White Settlement

LIHTC 9% ☑ LIHTC 4% ☐ HOME ☐ BOND ☐ HTF ☐ SECO ☐ ESGP ☐ Other ☐
☐ No Previous Participation in Texas
☐ Members of the development team have been disbarred by HUD
☐ Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: ☐ N/A ☑ Yes ☐ No
Noncompliance Reported on National Previous Participation Certification: ☐ Yes ☑ No

Total # of Projects monitored: 0
Projects grouped by score:
- zero to nine: 0
- ten to nineteen: 0
- twenty to twenty-nine: 0

Projects in Material Noncompliance

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☑</td>
</tr>
</tbody>
</table>

# monitored with a score less than thirty: 0
# not yet monitored or pending review: 3
# of projects not reported: 0

Portfolio Management and Compliance

Portfolio Monitoring
- Not applicable ☐
- Review pending ☑
- No unresolved issues ☑
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewed by: Jo En Taylor
Date: 7/14/2004

Single Audit
- Not applicable ☑
- Review pending ☐
- No unresolved issues ☐
- Issues found regarding late cert ☐
- Issues found regarding late audit ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Projects not reported in application:
- Yes ☐
- No ☑

Portfolio Administration/Analysis
- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Review pending: ☐
No unresolved issues: ☑
Unresolved issues found: ☐
Unresolved issues found that warrant disqualification (Comments attached): ☐

Multifamily Finance Production
- Not applicable ☐
- Review pending ☐
- No unresolved issues ☑
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer: S. Roth
Date: 7/6/2004

Single Family Finance Production
- Not applicable ☐
- Review pending ☐
- No unresolved issues ☑
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer: ____________________________
Date: ____________________________

Real Estate Analysis (Cost Certification and Workout)
- Not applicable ☐
- Review pending ☐
- No unresolved issues ☑
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer: ____________________________
Date: ____________________________

Community Affairs
- No relationship ☑
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer: EEF
Date: 7/13/2004

Office of Colonia Initiatives
- Not applicable ☐
- Review pending ☐
- No unresolved issues ☑
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer: ____________________________
Date: ____________________________

Financial Administration
- No delinquencies found ☑
- Delinquencies found ☐

Reviewer: Stephanie A. D'Couto
Date: 7/13/2004

Executive Director: Edwina Carrington
Executed: Thursday, July 15, 2004
## Applicant Evaluation

**Project ID #** 04028  
**Name:** Heritage Park  
**City:** Denison

- LIHTC 9% ✓
- LIHTC 4% □
- HOME □
- BOND □
- HTF □
- SECO □
- ESGP □
- Other □

- No Previous Participation in Texas ✓
- Members of the development team have been disbarred by HUD □
- Members of the application did not receive the required Previous Participation Acknowledgement □

**National Previous Participation Certification Received:** N/A ✓
**Noncompliance Reported on National Previous Participation Certification:** No Yes □

### Portfolio Management and Compliance

<table>
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<tr>
<th>Total # of Projects monitored: 0</th>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance: 0</th>
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</thead>
<tbody>
<tr>
<td>zero to nine: 0</td>
<td>Yes □ No ✓</td>
<td>Projects not reported</td>
</tr>
<tr>
<td>ten to nineteen: 0</td>
<td></td>
<td>in application No ✓</td>
</tr>
<tr>
<td>twenty to twenty-nine: 0</td>
<td># monitored with a score less than thirty: 0</td>
<td></td>
</tr>
<tr>
<td></td>
<td># not yet monitored or pending review: 0</td>
<td># of projects not reported 0</td>
</tr>
</tbody>
</table>

#### Portfolio Monitoring

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewed by** Jo En Taylor  
**Date** 7/14/2004

#### Single Audit

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewed by** S. Roth  
**Date** 7/6/2004

### Multifamily Finance Production

- Not applicable □
- Review pending □
- No unresolved issues ✓
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewer** EEF  
**Date** 7/13/2004

### Community Affairs

- No relationship ✓
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewer** EEF  
**Date** 7/13/2004

### Office of Colonia Initiatives

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewer** Stephanie A. D'Couto  
**Date** 7/13/2004

### Financial Administration

- No delinquencies found ✓
- Delinquencies found □

**Reviewer** Stephanie A. D'Couto  
**Date** 7/13/2004

---

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #** 04030  
**Name:** Park Estates  
**City:** Nacogdoches

- LIHTC 9% ✔️  
- LIHTC 4% ☐  
- HOME ☐  
- BOND ☐  
- HTF ☐  
- SECO ☐  
- ESGP ☐  
- Other ☐

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: N/A
- Noncompliance Reported on National Previous Participation Certification: No

### Portfolio Management and Compliance

<table>
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<tr>
<th>Total # of Projects monitored: 4</th>
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<tbody>
<tr>
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<tr>
<td>ten to nineteen: 0</td>
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<tr>
<td>twenty to twenty-nine: 2</td>
</tr>
</tbody>
</table>

### Projects in Material Noncompliance

- Yes ☑
- No ☑

- # monitored with a score less than thirty: 4
- # not yet monitored or pending review: 5
- # in noncompliance: 0

- Projects not reported in application: Yes ☑
- No unresolved issues found: Yes ☑

### Portfolio Monitoring

- Reviewed by: Jo En Taylor
- Date: 7/14/2004

### Single Audit

- Not applicable: Yes ☑
- Review pending: Yes ☑
- No unresolved issues: Yes ☑
- Issues found regarding late cert: No unresolved issues
- Issues found regarding late audit: Unresolved issues found
- Unresolved issues found that warrant disqualification (Comments attached): No unresolved issues

### Portfolio Administration/Analysis

- Not applicable: Yes ☑
- Review pending: Yes ☑
- No unresolved issues found: Yes ☑
- Unresolved issues found that warrant disqualification: Yes ☑

### Multifamily Finance Production

- Not applicable: Yes ☑
- Review pending: Yes ☑
- No unresolved issues: Yes ☑
- Unresolved issues found: Yes ☑
- Unresolved issues found that warrant disqualification (Comments attached): Yes ☑

### Single Family Finance Production

- Not applicable: Yes ☑
- Review pending: Yes ☑
- No unresolved issues: Yes ☑
- Unresolved issues found: Yes ☑
- Unresolved issues found that warrant disqualification (Comments attached): Yes ☑

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable: Yes ☑
- Review pending: Yes ☑
- No unresolved issues: Yes ☑
- Unresolved issues found: Yes ☑

### Community Affairs

- No relationship: Yes ☑
- Review pending: Yes ☑
- No unresolved issues: Yes ☑
- Unresolved issues found: Yes ☑
- Unresolved issues found that warrant disqualification (Comments attached): Yes ☑

### Office of Colonia Initiatives

- Not applicable: Yes ☑
- Review pending: Yes ☑
- No unresolved issues: Yes ☑
- Unresolved issues found: Yes ☑
- Unresolved issues found that warrant disqualification (Comments attached): Yes ☑

### Financial Administration

- No delinquencies found: Yes ☑
- Delinquencies found: Yes ☑

- Reviewed by: Stephanie A. D'Couto
- Date: 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #** 04036  
**Name:** Villa Del Sol  
**City:** Brownsville

- LIHTC 9% ✔  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other  

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement  

- National Previous Participation Certification Received: ✔ N/A  
- Noncompliance Reported on National Previous Participation Certification:  

**Portfolio Management and Compliance**

<table>
<thead>
<tr>
<th>Total # of Projects monitored: 2</th>
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<td>Projects grouped by score</td>
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<td>zero to nine: 2</td>
</tr>
<tr>
<td>ten to nineteen: 0</td>
</tr>
<tr>
<td>twenty to twenty-nine: 0</td>
</tr>
</tbody>
</table>

**Projects in Material Noncompliance**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No ✔</th>
</tr>
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<table>
<thead>
<tr>
<th># monitored with a score less than thirty: 2</th>
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</thead>
<tbody>
<tr>
<td># not yet monitored or pending review: 4</td>
</tr>
<tr>
<td># in noncompliance: 0</td>
</tr>
</tbody>
</table>

**Single Audit**

- Not applicable ✔  
- Review pending  
- No unresolved issues ✔  
- Issues found regarding late cert  
- Issues found regarding late audit  
- Unresolved issues found that warrant disqualification (Comments attached)  

**Portfolio Administration/Analysis**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)  

**Multifamily Finance Production**

- Not applicable  
- Review pending  
- No unresolved issues ✔  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)  

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)  

**Single Family Finance Production**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)  

**Office of Colonia Initiatives**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)  

**Financial Administration**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)  

**Community Affairs**

- No relationship ✔  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)  

**Office of Colonia Initiatives**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)  

**Financial Administration**

- No delinquencies found ✔  
- Delinquencies found  

---

**Executive Director:** Edwina Carrington  
**Executed:** Wednesday, July 21, 2004
# Applicant Evaluation

**Project ID # 04037**  
**Name:** Las Cantreras Apartments  
**City:** Pharr  

- LIHTC 9% ✔
- LIHTC 4% □
- HOME □
- BOND □
- HTF □
- SECO □
- ESGP □
- Other □
- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD
- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: ✔ N/A
- Noncompliance Reported on National Previous Participation Certification: □ Yes □ No

## Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Total # of Projects monitored:</th>
<th>0</th>
<th>Projects in Material Noncompliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
<td># in noncompliance: 0</td>
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<tr>
<td>No</td>
<td></td>
<td>Projects not reported in application: Yes □ No ✔</td>
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<tr>
<td># monitored with a score less than thirty:</td>
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<td></td>
</tr>
<tr>
<td># not yet monitored or pending review:</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td># of projects not reported</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

### Portfolio Monitoring

- Not applicable ✔
- Review pending □
- No unresolved issues ✔
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewed by Jo En Taylor  
Date 7/14/2004

### Single Audit

- Not applicable ✔
- Review pending □
- No unresolved issues □
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached) □

### Portfolio Administration/Analysis

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

## Multifamily Finance Production

- Not applicable □
- Review pending □
- No unresolved issues ✔
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer S. Roth  
Date 7/6/2004

## Real Estate Analysis (Cost Certification and Workout)

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer □
Date □

## Community Affairs

- No relationship ✔
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer EEF  
Date 7/20/2004

## Office of Colonia Initiatives

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer □
Date □

## Financial Administration

- No delinquencies found ✔
- Delinquencies found □

Reviewer Stephanie A. D’Couto  
Date 7/20/2004

**Executive Director:** Edwina Carrington  
**Executed:** Wednesday, July 21, 2004
**Applicant Evaluation**

**Project ID # 04047**

**Name:** Stratton Oaks  
**City:** Seguin

- LIHTC 9% ✓  
- LIHTC 4% ✓  
- HOME ✓  
- BOND ✓  
- HTF ✓  
- SECO ✓  
- ESGP ✓  
- Other ✓

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- National Previous Participation Certification Received: N/A  
- Yes  
- No

- Noncompliance Reported on National Previous Participation Certification: Yes  
- Yes  
- No

**Total # of Projects monitored:** 1  
- Projects zero to nine: 1  
- Projects grouped by score ten to nineteen: 0  
- Projects twenty to twenty-nine: 0

<table>
<thead>
<tr>
<th>Portfolio Management and Compliance</th>
<th>Single Audit</th>
<th>Portfolio Administration/Analysis</th>
</tr>
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<tbody>
<tr>
<td>Projects in Material Noncompliance</td>
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<td># not yet monitored or pending review:</td>
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<td>Portfolio Monitoring</td>
<td>Single Audit</td>
<td>Portfolio Administration/Analysis</td>
</tr>
<tr>
<td>Not applicable ✓</td>
<td>Not applicable ✓</td>
<td>Not applicable ✓</td>
</tr>
<tr>
<td>Review pending □</td>
<td>Review pending □</td>
<td>Review pending □</td>
</tr>
<tr>
<td>No unresolved issues ✓</td>
<td>No unresolved issues ✓</td>
<td>No unresolved issues ✓</td>
</tr>
<tr>
<td>Unresolved issues found □</td>
<td>Issues found regarding late cert □</td>
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<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached) □</td>
<td>Issues found regarding late audit □</td>
<td>Unresolved issues found that warrant disqualification (Comments attached)</td>
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<tr>
<td>Reviewed by</td>
<td>Jo En Taylor</td>
<td>Date 7/14/2004</td>
</tr>
<tr>
<td>Reviewed by S. Roth</td>
<td>Reviewer</td>
<td>Date 7/6/2004</td>
</tr>
<tr>
<td>Reviewed by EEF</td>
<td>Reviewer</td>
<td>Date 7/13/2004</td>
</tr>
</tbody>
</table>

**Financial Administration**

- No delinquencies found ✓  
- Delinquencies found □

**Office of Colonia Initiatives**

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

- Reviewed by Stephanie A. D'Couto  
- Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
Applicant Evaluation

Project ID # 04052  Name: Chisholm Trail Senior Village  City: Belton

LIHTC 9%  LIHTC 4%  HOME  BOND  HTF  SECO  ESGP  Other

☐ No Previous Participation in Texas  ☐ Members of the development team have been disbarred by HUD
☐ Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: ☑ N/A  ☐ Yes  ☐ No
Noncompliance Reported on National Previous Participation Certification: ☑ Yes  ☐ No

<table>
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<tr>
<th>Portfolio Management and Compliance</th>
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<tr>
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<td>Projects grouped by score</td>
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<tr>
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<td>ten to nineteen: 0</td>
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<tr>
<td>twenty to twenty-nine: 0</td>
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<th>Single Audit</th>
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<tr>
<td>Projects in Material Noncompliance</td>
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<tr>
<td>Yes ☑  No ☐</td>
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<tr>
<td># in noncompliance: 0</td>
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<td># of projects not reported 0</td>
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<table>
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<tr>
<th>Portfolio Administration/Analysis</th>
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</thead>
<tbody>
<tr>
<td>Not applicable  ☑</td>
</tr>
<tr>
<td>Review pending  ☑</td>
</tr>
<tr>
<td>No unresolved issues  ☑</td>
</tr>
<tr>
<td>Unresolved issues found  ☑</td>
</tr>
<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached)</td>
</tr>
</tbody>
</table>

Reviewed by  Jo En Taylor
Date  7/14/2004

Financial Administration

| Executive Director: Edwina Carrington  Executed: Wednesday, July 21, 2004 |
**Applicant Evaluation**

**Project ID #**: 04057  
**Name**: Stone Hollow Village  
**City**: Lubbock

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other  

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received:  
- N/A  
- Yes  
- No

Noncompliance Reported on National Previous Participation Certification:  
- Yes  
- No

---

**Portfolio Management and Compliance**

<table>
<thead>
<tr>
<th>Total # of Projects monitored: 5</th>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance: 0</th>
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</table>
| Projects grouped by score  
zero to nine: 4  
ten to nineteen: 0  
twenty to twenty-nine: 1 | Yes  
No ✓ | Projects not reported in application  
Yes ✓  
No |
| # monitored with a score less than thirty: 5 | # not yet monitored or pending review: 5 | # of projects not reported: 2 |

**Portfolio Monitoring**

- Not applicable ✓
- Review pending  
- No unresolved issues ✓
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor  
**Date**: 7/14/2004

**Single Audit**

- Not applicable ✓
- Review pending  
- No unresolved issues  
- Issues found regarding late cert  
- Issues found regarding late audit  
- Unresolved issues found that warrant disqualification (Comments attached)

**Portfolio Administration/Analysis**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

---

**Multifamily Finance Production**

- Not applicable  
- Review pending  
- No unresolved issues ✓
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth  
**Date**: 7/6/2004

**Single Family Finance Production**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date**

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date**

---

**Community Affairs**

- No relationship ✓
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF  
**Date**: 7/13/2004

**Office of Colonia Initiatives**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date**

**Financial Administration**

- No delinquencies found ✓
- Delinquencies found  

Reviewer Stephanie A. D'Couto  
**Date**: 7/13/2004

---

**Executive Director**: Edwina Carrington  
**Executed**: Thursday, July 15, 2004
Applicant Evaluation

Project ID #: 04058  Name: Spring Oaks Apartments  City: Balch Springs

LIHTC 9% ☑  LIHTC 4% ☐  HOME ☐  BOND ☐  HTF ☐  SECO ☐  ESGP ☐  Other ☐

☑ No Previous Participation in Texas  ☐ Members of the development team have been disbarred by HUD

☐ Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: ☐ N/A  ☑ Yes  ☐ No

Noncompliance Reported on National Previous Participation Certification: ☐ Yes  ☑ No

Portfolio Management and Compliance

Total # of Projects monitored: 2

Projects grouped by score:
- zero to nine: 2
- ten to nineteen: 0
- twenty to twenty-nine: 0

Projects in Material Noncompliance

Yes ☐  No ☑

# in noncompliance: 0

# monitored with a score less than thirty: 2

# not yet monitored or pending review: 0

Portfolio Monitoring

Not applicable ☑

Review pending ☐

No unresolved issues ☑

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Single Audit

Not applicable ☑

Review pending ☐

No unresolved issues ☑

Issues found regarding late certification ☐

Issues found regarding late audit ☐

Unresolved issues found that warrant disqualification (Comments attached)

Date 7/14/2004

Portfolio Administration/Analysis

Not applicable ☐

Review pending ☐

No unresolved issues ☑

Unresolved issues found ☇

Unresolved issues found that warrant disqualification (Comments attached)

Multifamily Finance Production

Not applicable ☐

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth

Date 7/6/2004

Single Family Finance Production

Not applicable ☐

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer

Date

Community Affairs

No relationship ☑

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF

Date 7/13/2004

Office of Colonia Initiatives

Not applicable ☐

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer

Date

Real Estate Analysis

(Cost Certification and Workout)

Not applicable ☐

Review pending ☐

No unresolved issues ☇

Unresolved issues found ☇

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer

Date

Financial Administration

No delinquencies found ☑

Delinquencies found ☐

Reviewer Stephanie A. D'Couto

Date 7/13/2004

Executive Director: Edwina Carrington  Executed: Thursday, July 15, 2004
## Applicant Evaluation

**Project ID #: 04066**  
**Name:** Pineywood Community Orange  
**City:** Orange

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement.

| National Previous Participation Certification Received: | ✓ N/A | □ Yes | □ No |
| Noncompliance Reported on National Previous Participation Certification: | □ Yes | □ No |

### Portfolio Management and Compliance

- Total # of Projects monitored: 1  
- Projects grouped by score:
  - zero to nine: 1  
  - ten to nineteen: 0  
  - twenty to twenty-nine: 0

| Projects in Material Noncompliance | Yes □ | No ✓ |
| # monitored with a score less than thirty: | 1 |
| # not yet monitored or pending review: | 9 |

### Portfolio Monitoring

- Not applicable □  
- Review pending ✓  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewed by  
Jo En Taylor  
Date 7/14/2004

### Single Audit

- Not applicable □  
- Review pending ✓  
- No unresolved issues □  
- Issues found regarding late cert □  
- Issues found regarding late audit □  
- Unresolved issues found that warrant disqualification (Comments attached) □

### Portfolio Administration/Analysis

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

### Multifamily Finance Production

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer  
S. Roth  
Date 7/6/2004

### Single Family Finance Production

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer  
Date

### Community Affairs

- No relationship ✓  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer  
EEF  
Date 7/13/2004

### Office of Colonia Initiatives

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer  
Date

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer  
Date

### Financial Administration

- No delinquencies found □  
- Delinquencies found ✓  

Reviewer  
Stephanie A. D’Couto  
Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
### Applicant Evaluation

**Project ID #** 04079  
**Name:** Baybrook Park Retirement Center  
**City:** Webster

- LIHTC 9% ✔  
- LIHTC 4% ☐  
- HOME ☐  
- BOND ☐  
- HTF ☐  
- SECO ☐  
- ESGP ☐  
- Other ☐

- ☐ No Previous Participation in Texas  
- ☐ Members of the development team have been disbarred by HUD

- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received:  ☑ Yes  
- ☐ No

- Noncompliance Reported on National Previous Participation Certification:  ☑ Yes  
- ☑ No

---

### Portfolio Management and Compliance

**Total # of Projects monitored:** 5

- Projects grouped by score:
  - zero to nine: 5
  - ten to nineteen: 0
  - twenty to twenty-nine: 0

**Projects in Material Noncompliance**

- Yes ☑  
- No ☑

**Projects not reported in application**

- Yes ☑  
- No ☑

**# of projects not reported**

- 0

---

### Portfolio Monitoring

- Not applicable ☑

- Review pending ☐

- No unresolved issues ☑

- Unresolved issues found ☐

- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewed by: Jo En Taylor  
Date: 7/14/2004

---

### Single Audit

- Not applicable ☑

- Review pending ☐

- No unresolved issues ☑

- Issues found regarding late cert ☐

- Issues found regarding late audit ☐

- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewed by: S. Roth  
Date: 7/6/2004

---

### Portfolio Administration/Analysis

- Not applicable ☐

- Review pending ☐

- No unresolved issues ☐

- Unresolved issues found ☐

- Unresolved issues found that warrant disqualification (Comments attached) ☐

---

### Multifamily Finance Production

- Not applicable ☐

- Review pending ☐

- No unresolved issues ☐

- Unresolved issues found ☐

- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer: S. Roth  
Date: 7/6/2004

---

### Single Family Finance Production

- Not applicable ☐

- Review pending ☐

- No unresolved issues ☐

- Unresolved issues found ☐

- Unresolved issues found that warrant disqualification (Comments attached) ☐

---

### Financial Administration

- No delinquencies found ☑

- Delinquencies found ☐

---

### Office of Colonia Initiatives

- Not applicable ☐

- Review pending ☐

- No unresolved issues ☐

- Unresolved issues found ☐

- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer: Stephanie A. D’Couto  
Date: 7/13/2004

---

### Community Affairs

- No relationship ☑

- Review pending ☐

- No unresolved issues ☐

- Unresolved issues found ☐

- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer: EEF  
Date: 7/13/2004

---

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
Applicant Evaluation

Project ID # 04085  Name: Redwood Heights Apartments  City: Houston

- LIHTC 9% ✓
- LIHTC 4% □
- HOME □
- BOND □
- HTF □
- SECO □
- ESGP □
- Other □
- No Previous Participation in Texas □
- Members of the development team have been disbarred by HUD □
- Members of the application did not receive the required Previous Participation Acknowledgement □

- National Previous Participation Certification Received: Yes □  No ✓
- Noncompliance Reported on National Previous Participation Certification: Yes □  No ✓

<table>
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<tr>
<th>Total # of Projects monitored:</th>
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<tr>
<td>Projects grouped by score</td>
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<tr>
<td>ten to nineteen</td>
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<tr>
<td>twenty to twenty-nine</td>
<td>0</td>
</tr>
</tbody>
</table>

**Portfolio Management and Compliance**

- # in noncompliance: 0
- # monitored with a score less than thirty: 1
- # not yet monitored or pending review: 4
- # of projects not reported: 0

**Single Audit**

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Portfolio Administration/Analysis**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewed by Jo En Taylor  Date 7/14/2004

**Multifamily Finance Production**

- Not applicable □
- Review pending □
- No unresolved issues ✓
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer S. Roth  Date 7/6/2004

**Single Family Finance Production**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer □  Date □

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer □  Date □

**Office of Colonia Initiatives**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer □  Date □

**Community Affairs**

- No relationship ✓
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer EEF  Date 7/13/2004

**Financial Administration**

- No delinquencies found ✓
- Delinquencies found □

Reviewer Stephanie A. D'Couto  Date 7/13/2004

Executive Director: Edwina Carrington  Executed: Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #:** 04088  
**Name:** South Plains Apartments  
**City:** Lubbock

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other  

- No Previous Participation in Texas ✓  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: N/A
- Noncompliance Reported on National Previous Participation Certification: Yes

---

**Portfolio Management and Compliance**

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<th>Total # of Projects monitored: 0</th>
<th>Projects in Material Noncompliance</th>
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<tbody>
<tr>
<td>Projects grouped by score:</td>
<td>Yes ☐ No ✓</td>
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<tr>
<td>zero to nine:</td>
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</tr>
<tr>
<td>ten to nineteen:</td>
<td># not yet monitored or pending review: 0</td>
<td></td>
</tr>
<tr>
<td>twenty to twenty-nine:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Portfolio Monitoring**

- Not applicable ✓
- Review pending ☐
- No unresolved issues ✓
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor  
Date 7/14/2004

**Single Audit**

- Not applicable ✓
- Review pending ☐
- No unresolved issues ✓
- Issues found regarding late cert ☐
- Issues found regarding late audit ☐
- Unresolved issues found that warrant disqualification (Comments attached)

**Portfolio Administration/Analysis**

- Not applicable ✓
- Review pending ☐
- No unresolved issues ✓
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached)

---

**Multifamily Finance Production**

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth  
Date 7/6/2004

**Single Family Finance Production**

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
Date

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
Date

**Community Affairs**

- No relationship ✓
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF  
Date 7/13/2004

**Office of Colonia Initiatives**

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
Date

**Financial Administration**

- No delinquencies found ✓
- Delinquencies found ☐

Reviewer Stephanie A. D’Couto  
Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

Project ID #: 04089  
Name: Villas of Forest Hill  
City: Dallas

- LIHTC 9%  
- HOME  
- BOND  
- SECO  
- Other  
- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: N/A
- Noncompliance Reported on National Previous Participation Certification: No

### Portfolio Management and Compliance

<table>
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<tr>
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<tbody>
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<tr>
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<tr>
<td>twenty to twenty-nine:</td>
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</table>

<table>
<thead>
<tr>
<th>Projects in Material Noncompliance</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td># in noncompliance:</td>
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</tr>
<tr>
<td># monitored with a score less than thirty:</td>
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<tr>
<td># not yet monitored or pending review:</td>
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<tr>
<td># of projects not reported:</td>
<td>0</td>
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**Portfolio Monitoring**
- Not applicable: Yes
- Review pending: No
- No unresolved issues: Yes
- Unresolved issues found: No
- Unresolved issues found that warrant disqualification: No

Reviewed by: Jo En Taylor  
Date: 7/14/2004

**Single Audit**
- Not applicable: Yes
- Review pending: No
- No unresolved issues: Yes
- Issues found regarding late cert: No
- Issues found regarding late audit: No
- Unresolved issues found that warrant disqualification: No

**Portfolio Administration/Analysis**
- Not applicable: Yes
- Review pending: No
- No unresolved issues: Yes
- Unresolved issues found that warrant disqualification: Yes

**Multifamily Finance Production**
- Not applicable: No
- Review pending: No
- No unresolved issues: Yes
- Unresolved issues found: No
- Unresolved issues found that warrant disqualification: No

Reviewer: S. Roth  
Date: 7/6/2004

**Single Family Finance Production**
- Not applicable: No
- Review pending: No
- No unresolved issues: Yes
- Unresolved issues found: No
- Unresolved issues found that warrant disqualification: Yes

Reviewer:  
Date: 

**Community Affairs**
- No relationship: Yes
- Review pending: No
- No unresolved issues: Yes
- Unresolved issues found: No
- Unresolved issues found that warrant disqualification: No

Reviewer: EEF  
Date: 7/13/2004

**Office of Colonia Initiatives**
- Not applicable: No
- Review pending: No
- No unresolved issues: No
- Unresolved issues found: No
- Unresolved issues found that warrant disqualification: No

Reviewer:  
Date: 

**Financial Administration**
- No delinquencies found: Yes
- Delinquencies found: No

Reviewer: Stephanie A. D'Couto  
Date: 7/13/2004

Executive Director: Edwina Carrington  
Executed: Thursday, July 15, 2004
# Applicant Evaluation

**Project ID #:** 04093  
**Name:** Villas of Seagoville  
**City:** Seagoville

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- Members of the application did not receive the required Previous Participation Acknowledgement

<table>
<thead>
<tr>
<th>National Previous Participation Certification Received:</th>
<th>N/A</th>
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| # monitored with a score less than thirty: | 12 |
| # not yet monitored or pending review:     | 2  |

### Single Audit

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<tr>
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<tbody>
<tr>
<td>Not applicable</td>
<td>Yes</td>
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<tr>
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<td>warrant disqualification</td>
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| (Comments attached)                   |                |
| Reviewer                              | S. Roth        |
| Date                                  | 7/6/2004       |

<table>
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<tr>
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| (Comments attached)                   |                |
| Reviewer                              |                |
| Date                                  |                |

### Portfolio Administration/Analysis

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### Multifamily Finance Production

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### Single Family Finance Production

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### Community Affairs

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### Office of Colonia Initiatives

<table>
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### Financial Administration

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### Real Estate Analysis

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<td>Date</td>
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---

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #:** 04098  
**Name:** Copperwood Apartments  
**City:** The Woodlands

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other  

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement

<table>
<thead>
<tr>
<th>National Previous Participation Certification Received:</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>Noncompliance Reported on National Previous Participation Certification:</td>
<td>Yes</td>
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### Portfolio Management and Compliance

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<td>0</td>
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<tr>
<td>twenty to twenty-nine:</td>
<td>0</td>
</tr>
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</table>

- No previous participation in Texas
- Members of the development team have been disbarred by HUD
- Members of the application did not receive the required Previous Participation Acknowledgement

### Single Audit

- Not applicable ✓
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

- Not applicable ✓
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewed by Jo En Taylor  
Date 7/14/2004

### Portfolio Administration/Analysis

- Not applicable ✓
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewed by Jo En Taylor  
Date 7/14/2004

---

### Multifamily Finance Production

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer S. Roth  
Date 7/6/2004

---

### Community Affairs

- No relationship ✓
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer EEF  
Date 7/13/2004

---

### Office of Colonia Initiatives

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer  
Date  

---

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer Stephanie A. D’Couto  
Date 7/13/2004

---

### Financial Administration

- No delinquencies found ✓
- Delinquencies found ☐

Reviewer  
Date  

---

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
Applicant Evaluation

Project ID # 04100  Name: O.W. Collins Apartments  City: Port Arthur

LIHTC 9% ☑  LIHTC 4% ☐  HOME ☐  BOND ☐  HTF ☐  SECO ☐  ESGP ☐  Other ☐

☑ No Previous Participation in Texas  ☐ Members of the development team have been disbarred by HUD

☐ Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: ☑ N/A  ☐ Yes  ☐ No

Noncompliance Reported on National Previous Participation Certification:  ☑ Yes  ☐ No

Total # of Projects monitored: 0

Projects grouped by score

zero to nine: 0

ten to nineteen: 0

# monitored with a score less than thirty: 0

# not yet monitored or pending review: 2

Projects in Material Noncompliance

Yes ☐  No ☑

Projects not reported in application ☑

# in noncompliance: 0

# of projects not reported: 2

Portfolio Monitoring

Not applicable ☑

Review pending ☐

No unresolved issues ☒

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by  Jo En Taylor

Date 7/14/2004

Single Audit

Not applicable ☑

Review pending ☐

No unresolved issues ☒

Issues found regarding late cert ☐

Issues found regarding late audit ☐

Unresolved issues found that warrant disqualification (Comments attached)

Issued by  Jo En Taylor

Date 7/14/2004

Portfolio Administration/Analysis

Not applicable ☐

Review pending ☐

No unresolved issues ☒

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by  Stephanie A. D'Couto

Date 7/13/2004

Multifamily Finance Production

Not applicable ☐

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by  S. Roth

Date 7/13/2004

Single Family Finance Production

Not applicable ☐

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by

Date

Real Estate Analysis (Cost Certification and Workout)

Not applicable ☐

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by

Date

Community Affairs

No relationship ☑

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by  EEF

Date 7/13/2004

Office of Colonia Initiatives

Not applicable ☐

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by

Date

Financial Administration

No delinquencies found ☑

Delinquencies found ☐

Reviewed by  Stephanie A. D'Couto

Date 7/13/2004

Executive Director: Edwina Carrington  Executed: Thursday, July 15, 2004
## Applicant Evaluation

**Project ID #: 04101**  
**Name:** Pleasant Hill Apartments  
**City:** Austin

- LIHTC 9% ✔  
- LIHTC 4% ☐  
- HOME ☐  
- BOND ☐  
- HTF ☐  
- SECO ☐  
- ESGP ☐  
- Other ☐

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

**Members of the application did not receive the required Previous Participation Acknowledgement**

- National Previous Participation Certification Received: ☐ N/A  
- Yes  
- No

- Noncompliance Reported on National Previous Participation Certification: ☐ Yes  
- ☑ No

### Total # of Projects monitored: 0

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<tr>
<th>Projects grouped by score</th>
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<th>No</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Issues found regarding late cert</td>
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<td>Issues found regarding late audit</td>
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</table>

### Single Audit

- Not applicable ✔

<table>
<thead>
<tr>
<th>Review pending</th>
<th>No unresolved issues</th>
<th>Issues found regarding late cert</th>
<th>Issues found regarding late audit</th>
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</thead>
<tbody>
<tr>
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### Portfolio Administration/Analysis

<table>
<thead>
<tr>
<th>Not applicable</th>
<th>Review pending</th>
<th>No unresolved issues</th>
<th>Unresolved issues found</th>
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<tr>
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</tr>
</tbody>
</table>

### Portfolio Monitoring

- Reviewed by: Jo En Taylor

### Single Audit

- Reviewed by: S. Roth

### Portfolio Administration/Analysis

- Reviewed by: Stephanie A. D’Couto

### Multifamily Finance Production

- Not applicable ☐

<table>
<thead>
<tr>
<th>Review pending</th>
<th>No unresolved issues</th>
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</table>

### Single Family Finance Production

- Not applicable ☐

<table>
<thead>
<tr>
<th>Review pending</th>
<th>No unresolved issues</th>
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</tr>
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</table>

### Real Estate Analysis

- Not applicable ☐

<table>
<thead>
<tr>
<th>Review pending</th>
<th>No unresolved issues</th>
<th>Unresolved issues found</th>
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</tr>
</tbody>
</table>

### Community Affairs

- No relationship ✔

<table>
<thead>
<tr>
<th>Review pending</th>
<th>No unresolved issues</th>
<th>Unresolved issues found</th>
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</table>

### Office of Colonia Initiatives

- Not applicable ☐

<table>
<thead>
<tr>
<th>Review pending</th>
<th>No unresolved issues</th>
<th>Unresolved issues found</th>
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<td>No unresolved issues</td>
<td>Unresolved issues found</td>
<td>Unresolved issues found that warrant disqualification (Comments attached)</td>
</tr>
</tbody>
</table>

### Financial Administration

- No delinquencies found ✔

<table>
<thead>
<tr>
<th>Review pending</th>
<th>No unresolved issues</th>
<th>Unresolved issues found</th>
<th>Unresolved issues found that warrant disqualification (Comments attached)</th>
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</tbody>
</table>

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
Applicant Evaluation

Project ID # 04105  Name: **Preston Trace Apartments**  City: **Frisco**

- LIHTC 9% ✔
- LIHTC 4% □
- HOME □
- BOND □
- HTF □
- SECO □
- ESGP □
- Other □

- □ No Previous Participation in Texas
- □ Members of the development team have been disbarred by HUD
- □ Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: □ N/A  ✔ Yes  □ No
Noncompliance Reported on National Previous Participation Certification: □ Yes  ✔ No

<table>
<thead>
<tr>
<th>Portfolio Management and Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total # of Projects monitored: 5</td>
</tr>
<tr>
<td>Projects grouped by score:</td>
</tr>
<tr>
<td>zero to nine: 3</td>
</tr>
<tr>
<td>ten to nineteen: 0</td>
</tr>
<tr>
<td>twenty to twenty-nine: 2</td>
</tr>
<tr>
<td>Projects in Material Noncompliance</td>
</tr>
<tr>
<td>Yes □  No ✔</td>
</tr>
<tr>
<td># monitored with a score less than thirty: 5</td>
</tr>
<tr>
<td># not yet monitored or pending review: 5</td>
</tr>
<tr>
<td># in noncompliance: 0</td>
</tr>
<tr>
<td>Projects not reported in application:</td>
</tr>
<tr>
<td>Yes □  No ✔</td>
</tr>
<tr>
<td># of projects not reported: 0</td>
</tr>
</tbody>
</table>

**Portfolio Monitoring**
- Not applicable ✔
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: **Jo En Taylor**  Date: 7/14/2004

**Single Audit**
- Not applicable ✔
- Review pending □
- No unresolved issues □
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached)

**Portfolio Administration/Analysis**
- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

**Multifamily Finance Production**
- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer: **S. Roth**  Date: 7/6/2004

**Single Family Finance Production**
- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer:  Date

**Real Estate Analysis (Cost Certification and Workout)**
- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer:  Date

**Community Affairs**
- No relationship ✔
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer: **EEF**  Date: 7/13/2004

**Office of Colonia Initiatives**
- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer:  Date

**Financial Administration**
- No delinquencies found ✔
- Delinquencies found □

Reviewer: **Stephanie A. D’Couto**  Date: 7/13/2004

**Executive Director:** **Edwina Carrington**  **Executed:** **Thursday, July 15, 2004**
### Applicant Evaluation

**Project ID #** 04107  
**Name:** Whitefield Place Apartments  
**City:** San Antonio

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- National Previous Participation Certification Received: □ N/A  
- Yes  
- No

- Noncompliance Reported on National Previous Participation Certification: □ Yes  
- Yes  
- No

### Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Projects monitored</th>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance</th>
<th>Projects not reported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total #</td>
<td>Yes □ No ✓</td>
<td>0</td>
<td>Yes □ No ✓</td>
</tr>
<tr>
<td>Projects</td>
<td>zero to nine: 0</td>
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<td></td>
</tr>
<tr>
<td>grouped</td>
<td>ten to nineteen: 0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>by score</td>
<td>twenty to twenty-nine: 0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Portfolio Monitoring**

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

**Single Audit**

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached)

**Portfolio Administration/Analysis**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewed by** Jo En Taylor  
**Date** 7/14/2004

### Multifamily Finance Production

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** S. Roth  
**Date** 7/6/2004

### Single Family Finance Production

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer**  
**Date**

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer**  
**Date**

### Community Affairs

- No relationship ✓
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** EEF  
**Date** 7/13/2004

### Office of Colonia Initiatives

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer**  
**Date**

### Financial Administration

- No delinquencies found ✓
- Delinquencies found □

**Reviewer** Stephanie A. D'Couto  
**Date** 7/13/2004

### Executive Director: Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

<table>
<thead>
<tr>
<th>Name: Frazier Fellowship</th>
<th>City: Dallas</th>
</tr>
</thead>
</table>

- LIHTC 9% ✓
- LIHTC 4% □
- HOME □
- BOND □
- HTF □
- SECO □
- ESGP □
- Other □

- No Previous Participation in Texas □
- Members of the development team have been disbarred by HUD □

- National Previous Participation Certification Received: ✓ N/A □ Yes □ No
- Noncompliance Reported on National Previous Participation Certification: □ Yes □ No

---

**Portfolio Management and Compliance**

<table>
<thead>
<tr>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance: 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes □ No ✓</td>
<td></td>
</tr>
</tbody>
</table>

- Total # of Projects monitored: 5
- Projects grouped by score:
  - zero to nine: 5
  - ten to nineteen: 0
  - twenty to twenty-nine: 0
- # monitored with a score less than thirty: 5
- # not yet monitored or pending review: 1
- # of projects not reported: 0

**Single Audit**

- Not applicable ✓
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Portfolio Administration/Analysis**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

---

**Multifamily Finance Production**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Single Family Finance Production**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Real Estate Analysis**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Financial Administration**

- No delinquencies found ☑
- Delinquencies found □

---

**Community Affairs**

- No relationship ✓
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Office of Colonia Initiatives**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
## Applicant Evaluation

**Project ID #** 04120  
**Name:** Sedona Springs Village  
**City:** Odessa

<table>
<thead>
<tr>
<th>LIHTC 9%</th>
<th>LIHTC 4%</th>
<th>HOME</th>
<th>BOND</th>
<th>HTF</th>
<th>SECO</th>
<th>ESGP</th>
<th>Other</th>
</tr>
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<tbody>
<tr>
<td>☑</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

- No Previous Participation in Texas
- Members of the development team have been disbarred by HUD
- Members of the application did not receive the required Previous Participation Acknowledgement

**National Previous Participation Certification Received:**  
- N/A  
- Yes  
- ☑ No

**Noncompliance Reported on National Previous Participation Certification:**  
- Yes  
- ☑ No

### Portfolio Management and Compliance

<table>
<thead>
<tr>
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<th>3</th>
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<tbody>
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<td>zero to nine:</td>
<td>2</td>
</tr>
<tr>
<td>ten to nineteen:</td>
<td>0</td>
</tr>
<tr>
<td>twenty to twenty-nine:</td>
<td>1</td>
</tr>
<tr>
<td># monitored with a score less than thirty:</td>
<td>3</td>
</tr>
<tr>
<td># not yet monitored or pending review:</td>
<td>5</td>
</tr>
<tr>
<td># in noncompliance:</td>
<td>0</td>
</tr>
</tbody>
</table>

**Projects in Material Noncompliance**  
- Yes ☑  
- No ☑

**Portfolio Monitoring**  
- Not applicable ☑
- Review pending ☑
- No unresolved issues ☑
- Unresolved issues found ☑
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewed by** Jo En Taylor  
**Date** 7/14/2004

**Single Audit**  
- Not applicable ☑
- Review pending ☑
- No unresolved issues ☑
- Issues found regarding late cert ☑
- Issues found regarding late audit ☑
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewed by** S. Roth  
**Date** 7/6/2004

### Multifamily Finance Production

- Not applicable ☑
- Review pending ☑
- No unresolved issues ☑
- Unresolved issues found ☑
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** S. Roth  
**Date** 7/6/2004

### Single Family Finance Production

- Not applicable ☑
- Review pending ☑
- No unresolved issues ☑
- Unresolved issues found ☑
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** ☑

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable ☑
- Review pending ☑
- No unresolved issues ☑
- Unresolved issues found ☑
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** Stephanie A. D’Couto  
**Date** 7/13/2004

### Community Affairs

- No relationship ☑
- Review pending ☑
- No unresolved issues ☑
- Unresolved issues found ☑
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** EEF  
**Date** 7/13/2004

### Office of Colonia Initiatives

- Not applicable ☑
- Review pending ☑
- No unresolved issues ☑
- Unresolved issues found ☑
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** ☑

### Financial Administration

- No delinquencies found ☑
- Delinquencies found ☑

**Reviewed by** Stephanie A. D’Couto  
**Date** 7/13/2004

### Executive Director

**Edwina Carrington**

**Executed:** Thursday, July 15, 2004
### Applicant Evaluation

**Project ID #** 04131  
**Name:** The Alhambra  
**City:** San Antonio

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- □ No Previous Participation in Texas
- □ Members of the development team have been disbarred by HUD
- □ Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received:  
  - □ N/A
  - □ Yes
  - ✓ No

- Noncompliance Reported on National Previous Participation Certification:  
  - □ Yes
  - □ No

---

#### Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance: 0</th>
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</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No ✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Projects not reported</th>
<th>Yes □</th>
</tr>
</thead>
<tbody>
<tr>
<td>in application</td>
<td>No ✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th># monitored with a score less than thirty: 2</th>
<th># not yet monitored or pending review: 0</th>
</tr>
</thead>
</table>

**Portfolio Monitoring**

- Not applicable ✓
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

**Single Audit**

- Not applicable ✓
- Review pending □
- No unresolved issues □
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached)

**Portfolio Administration/Analysis**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Date 7/20/2004

---

#### Multifamily Finance Production

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth  
Date 7/19/2004

#### Single Family Finance Production

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer □
Date □

#### Real Estate Analysis (Cost Certification and Workout)

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer □
Date □

---

#### Community Affairs

- No relationship ✓
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/20/2004

#### Office of Colonia Initiatives

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer □
Date □

#### Financial Administration

- No delinquencies found ✓
- Delinquencies found □

Reviewer Stephanie A. D’Couto
Date 7/20/2004

---

**Executive Director:** Edwina Carrington  
**Executed:** Wednesday, July 21, 2004
### Applicant Evaluation

**Project ID #** 04145  
**Name:** Village at Meadowbend Apartment  
**City:** Temple

- LIHTC 9% ☑  
- LIHTC 4% ☐  
- HOME ☑  
- BOND ☑  
- HTF ☑  
- SECO ☑  
- ESGP ☑  
- Other ☐

- ☐ No Previous Participation in Texas  
- ☐ Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: ☑ Yes  
- Noncompliance Reported on National Previous Participation Certification: ☑ Yes  
- ☑ No

### Portfolio Management and Compliance

| Total # of Projects monitored: 3 |
| Projects zero to nine: 3 |
| Projects ten to nineteen: 0 |
| Projects twenty to twenty-nine: 0 |

<table>
<thead>
<tr>
<th>Projects in Material Noncompliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes ☑</td>
</tr>
<tr>
<td>No ☑</td>
</tr>
</tbody>
</table>

| # in noncompliance: 0 |
| Projects not reported in application: ☑ Yes |
| # monitored with a score less than thirty: 3 |
| # not yet monitored or pending review: 3 |
| # of projects not reported: 0 |

### Portfolio Monitoring

- Not applicable ☑  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

- Reviewed by Jo En Taylor

### Single Audit

- Not applicable ☑  
- Review pending ☐  
- No unresolved issues ☑  
- Issues found regarding late cert ☐  
- Issues found regarding late audit ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

- Reviewed by Jo En Taylor  
- Date 7/14/2004

### Portfolio Administration/Analysis

- Not applicable ☐  
- Review pending ☐

### Multifamily Finance Production

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

- Reviewer S. Roth  
- Date 7/6/2004

### Office of Colonia Initiatives

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

- Reviewer EEF  
- Date 7/13/2004

### Community Affairs

- No relationship ☑  
- Review pending ☐  
- No unresolved issues ☐  
- Unresolved issues found ☐

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐

- Delinquencies found ☑

### Financial Administration

- No delinquencies found ☑

- Reviewer Stephanie A. D'Couto  
- Date 7/13/2004

### Executive Director: Edwina Carrington  
**Executed:** Thursday, July 15, 2004
Applicant Evaluation

Project ID # 04146  
Name: Casa Korima  
City: Mercedes

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas
- Members of the development team have been disbarred by HUD
- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: Yes □  No ✓
- Noncompliance Reported on National Previous Participation Certification: Yes □  No ✓

### Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Total # of Projects monitored:</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projects grouped by score</td>
<td></td>
</tr>
<tr>
<td>zero to nine:</td>
<td>3</td>
</tr>
<tr>
<td>ten to nineteen:</td>
<td>0</td>
</tr>
<tr>
<td>twenty to twenty-nine:</td>
<td>0</td>
</tr>
</tbody>
</table>

- Projects in Material Noncompliance
  - Yes □  No ✓

- # in noncompliance: 0
- # monitored with a score less than thirty: 3
- # not yet monitored or pending review: 3
- # of projects not reported: 0

### Portfolio Monitoring

- Portfolio Monitoring
  - Not applicable ✓
  - Review pending □
  - No unresolved issues □
  - Unresolved issues found □
  - Unresolved issues found that warrant disqualification (Comments attached) □

- Reviewed by Jo En Taylor
- Date 7/14/2004

### Single Audit

- Single Audit
  - Not applicable ✓
  - Review pending □
  - No unresolved issues □
  - Issues found regarding late cert □
  - Issues found regarding late audit □
  - Unresolved issues found that warrant disqualification (Comments attached) □

- Reviewed by S. Roth
- Date 7/6/2004

### Portfolio Administration/Analysis

- Portfolio Administration/Analysis
  - Not applicable □
  - Review pending □
  - No unresolved issues □
  - Unresolved issues found □
  - Unresolved issues found that warrant disqualification (Comments attached) □

- Reviewed by Stephanie A. D'Couto
- Date 7/13/2004

### Multifamily Finance Production

- Multifamily Finance Production
  - Not applicable □
  - Review pending □
  - No unresolved issues □
  - Unresolved issues found □
  - Unresolved issues found that warrant disqualification (Comments attached) □

- Reviewed by EEF
- Date 7/13/2004

### Single Family Finance Production

- Single Family Finance Production
  - Not applicable □
  - Review pending □
  - No unresolved issues □
  - Unresolved issues found □
  - Unresolved issues found that warrant disqualification (Comments attached) □

- Reviewed by
- Date

### Real Estate Analysis (Cost Certification and Workout)

- Real Estate Analysis (Cost Certification and Workout)
  - Not applicable □
  - Review pending □
  - No unresolved issues □
  - Unresolved issues found □
  - Unresolved issues found that warrant disqualification (Comments attached) □

- Reviewed by
- Date

### Financial Administration

- Financial Administration
  - No delinquencies found ✓
  - Delinquencies found □

- Reviewed by Stephanie A. D'Couto
- Date 7/13/2004

### Executive Director: Edwina Carrington  
Executed: Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #** 04147  
**Name:** Shiloh Village  
**City:** Dallas

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □  
- No Previous Participation in Texas □  
- Members of the development team have been disbarred by HUD □  
- Members of the application did not receive the required Previous Participation Acknowledgement □  

**National Previous Participation Certification Received:** □ N/A  
**Noncompliance Reported on National Previous Participation Certification:** □ Yes  
**Noncompliance Reported on National Previous Participation Certification:** □ No

### Portfolio Management and Compliance

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<td>ten to nineteen:</td>
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<td>twenty to twenty-nine:</td>
<td>0</td>
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**Projects in Material Noncompliance**

- Yes □  
- No ✓  

**# in noncompliance:** 0

**Projects not reported in application:** Yes □  
**# monitored with a score less than thirty:** 0

**# not yet monitored or pending review:** 0

**Projects in Material Noncompliance**

- Not applicable □  
- Review pending □  
- No unresolved issues ✓  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □  

Reviewed by: Jo En Taylor  
**Date:** 7/14/2004

### Single Audit

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Issues found regarding late cert □  
- Issues found regarding late audit □  
- Unresolved issues found that warrant disqualification (Comments attached) □  

Reviewed by: S. Roth  
**Date:** 7/6/2004

### Portfolio Administration/Analysis

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □  

Reviewed by: Stephanie A. D’Couto  
**Date:** 7/13/2004

### Multifamily Finance Production

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □  

Reviewer: EEF  
**Date:** 7/13/2004

### Single Family Finance Production

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □  

Reviewer:  
**Date:**

### Community Affairs

- No relationship □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □  

Reviewer: EEF  
**Date:** 7/13/2004

### Office of Colonia Initiatives

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □  

Reviewer:  
**Date:**

### Financial Administration

- No delinquencies found □  
- Delinquencies found □  

Reviewer:  
**Date:** 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #** 04151  
**Name:** Renaissance Courts  
**City:** Denton

- LIHTC 9% □  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas □  
- Members of the development team have been disbarred by HUD □

- Members of the application did not receive the required Previous Participation Acknowledgment

- National Previous Participation Certification Received: □ N/A  
- Noncompliance Reported on National Previous Participation Certification: □ Yes □ No

### Portfolio Management and Compliance

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**Portfolio Monitoring**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor  
Date 7/20/2004

**Single Audit**

- Not applicable □
- Review pending □
- No unresolved issues □
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by S. Roth  
Date 7/6/2004

**Portfolio Administration/Analysis**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by  
Date 7/20/2004

**Multifamily Finance Production**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by S. Roth  
Date 7/6/2004

**Single Family Finance Production**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by  
Date

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Stephanie A. D’Couto  
Date 7/20/2004

**Community Affairs**

- No relationship □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by EEF  
Date 7/20/2004

**Office of Colonia Initiatives**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by  
Date

**Financial Administration**

- No delinquencies found □
- Delinquencies found □

Reviewed by Stephanie A. D’Couto  
Date 7/20/2004

**Executive Director:** Edwina Carrington  
**Executed:** Wednesday, July 21, 2004
## Applicant Evaluation

**Project ID #** 04152  
**Name:** Bluffview Villas  
**City:** Brenham

- LIHTC 9% [✓]  
- LIHTC 4% [ ]  
- HOME [ ]  
- BOND [ ]  
- HTF [ ]  
- SECO [ ]  
- ESGP [ ]  
- Other [ ]

- No Previous Participation in Texas [ ]  
- Members of the development team have been disbarred by HUD [ ]

- Members of the application did not receive the required Previous Participation Acknowledgement [ ]

**National Previous Participation Certification Received:** N/A [✓]  
**Yes** [ ]  
**No** [ ]

**Noncompliance Reported on National Previous Participation Certification:**  
**Yes** [ ]  
**No** [ ]

---

### Portfolio Management and Compliance

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<tr>
<td>ten to nineteen:</td>
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</tr>
<tr>
<td>twenty to twenty-nine:</td>
<td>[ ]</td>
<td></td>
</tr>
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</table>

**Projects not reported in application:**  
**Yes** [ ]  
**No** [✓]

**# monitored with a score less than thirty:** 0  
**# not yet monitored or pending review:** 2  
**# of projects not reported:** 0

### Portfolio Monitoring

- Not applicable [✓]
- Review pending [ ]
- No unresolved issues [✓]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewed by Jo En Taylor  
**Date** 7/14/2004

### Single Audit

- Not applicable [✓]
- Review pending [ ]
- No unresolved issues [ ]
- Issues found regarding late cert [ ]
- Issues found regarding late audit [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

### Portfolio Administration/Analysis

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

### Multifamily Finance Production

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewer S. Roth  
**Date** 7/6/2004

### Single Family Finance Production

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewer  
**Date**

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewer  
**Date**

### Community Affairs

- No relationship [✓]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewer EEF  
**Date** 7/13/2004

### Office of Colonia Initiatives

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewer  
**Date**

### Financial Administration

- No delinquencies found [✓]
- Delinquencies found [ ]

Reviewer Stephanie A. D’Couto  
**Date** 7/13/2004

---

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

Project ID # 04154  
Name: Plainview Vistas  
City: Plainview

- LIHTC 9%  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: N/A

- Noncompliance Reported on National Previous Participation Certification: No

<table>
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<tr>
<th>Portfolio Management and Compliance</th>
<th>Single Audit</th>
<th>Portfolio Administration/Analysis</th>
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<tr>
<td>twenty to twenty-nine: 0</td>
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</tr>
<tr>
<td></td>
<td>No ☑ No ☑</td>
<td># of projects not reported 0</td>
</tr>
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</table>

**Portfolio Monitoring**
- Not applicable ☑  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐  

Reviewed by Jo En Taylor  
Date 7/14/2004

**Single Audit**
- Not applicable ☑  
- Review pending ☐  
- No unresolved issues ☑  
- Issues found regarding late cert ☐  
- Issues found regarding late audit ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐  

**Portfolio Administration/Analysis**
- Not applicable ☑  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐  

**Multifamily Finance Production**
- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐  

Reviewer S. Roth  
Date 7/6/2004

**Single Family Finance Production**
- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐  

Reviewer  
Date

**Real Estate Analysis**
- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐  

Reviewer  
Date

**Community Affairs**
- No relationship ☑  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐  

Reviewer EEF  
Date 7/13/2004

**Office of Colonia Initiatives**
- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐  

Reviewer  
Date

**Financial Administration**
- Not applicable ☐  
- Review pending ☐  
- No delinquencies found ☑  
- Delinquencies found ☐  

Reviewer Stephanie A. D'Couto  
Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID # 04157**

**Name:** Samaritan House  
**City:** Fort Worth

- LIHTC 9% ✔  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas ✔  
- Members of the development team have been disbarred by HUD □

- Members of the application did not receive the required Previous Participation Acknowledgement □

- National Previous Participation Certification Received: N/A ✔  
- Yes □  
- No □

- Noncompliance Reported on National Previous Participation Certification: Yes □  
- No ✔

**Total # of Projects monitored:** 0

- Projects grouped by score:
  - zero to nine: 0
  - ten to nineteen: 0
  - twenty to twenty-nine: 0

**Projects in Material Noncompliance**

- Yes □  
- No ✔

**Projects not reported in application:**

- Yes □  
- No ✔

**# monitored with a score less than thirty:** 0

**# not yet monitored or pending review:** 0

**Unresolved issues found that warrant disqualification**

- (Comments attached)

Reviewed by: Jo En Taylor

**Date:** 7/14/2004

**Portfolio Management and Compliance**

**Single Audit**

- Not applicable ✔
- Review pending □
- No unresolved issues □
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: S. Roth

**Date:** 7/6/2004

**Multifamily Finance Production**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: EEF

**Date:** 7/13/2004

**Single Family Finance Production**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: 

**Date:**

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: Stephanie A. D'Couto

**Date:** 7/13/2004

**Financial Administration**

- No delinquencies found ✔
- Delinquencies found □

**Reviewer:** 

**Date:** 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID # 04160**  
Name: Hobbs Road Village LP  
City: League City

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: □ N/A  
- Yes  
- No  

- Noncompliance Reported on National Previous Participation Certification: □ Yes  
- No

---

**Portfolio Management and Compliance**

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<td>twenty to twenty-nine: 0</td>
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**Single Audit**

- Not applicable ✓  
- Review pending □  
- No unresolved issues □  
- Review pending □  
- No unresolved issues □  
- Issues found regarding late cert □  
- Issues found regarding late audit □  
- Unresolved issues found that warrant disqualification (Comments attached) □

**Portfolio Administration/Analysis**

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

**Multifamily Finance Production**

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

**Community Affairs**

- No relationship ✓  
- Review pending □  
- No unresolved issues □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

**Office of Colonia Initiatives**

- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

**Financial Administration**

- No delinquencies found □  
- Delinquencies found □

---

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

Project ID #: **04167**  
Name: **Oxford Place**  
City: **Houston**

- LIHTC 9% ☑  
- LIHTC 4% □
- HOME ☐  
- BOND ☐  
- HTF ☐  
- SECO ☐  
- ESGP ☐  
- Other ☐

- ☐ No Previous Participation in Texas
- ☐ Members of the development team have been disbarred by HUD
- ☐ Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received:  
☐ N/A  
☑ Yes  
☐ No

Noncompliance Reported on National Previous Participation Certification:  
☐ Yes  
☑ No

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**Portfolio Monitoring**
- Not applicable ☑
- Review pending □
- No unresolved issues ☑
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewed by: Jo En Taylor  
Date: 7/14/2004

**Single Audit**
- Not applicable ☑
- Review pending □
- No unresolved issues □
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Portfolio Administration/Analysis**
- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Multifamily Finance Production**
- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer: S. Roth  
Date: 7/6/2004

**Single Family Finance Production**
- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer:  
Date: 

**Real Estate Analysis (Cost Certification and Workout)**
- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer:  
Date: 

**Community Affairs**
- No relationship ☑
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer: EEF  
Date: 7/13/2004

**Office of Colonia Initiatives**
- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer:  
Date: 

**Financial Administration**
- No delinquencies found ☑
- Delinquencies found □

Reviewer: Stephanie A. D'Couto  
Date: 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #: 04170**  
**Name:** The Gardens of Athens  
**City:** Athens

- LIHTC 9% □  LIHTC 4% ✓  HOME □  BOND □  HTF □  SECO □  ESGP □  Other □
- No Previous Participation in Texas
- Members of the development team have been disbarred by HUD
- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: □ N/A  ✓ Yes  □ No
- Noncompliance Reported on National Previous Participation Certification: □ Yes  ✓ No

### Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Total # of Projects monitored: 0</th>
<th>Projects in Material Noncompliance</th>
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<tbody>
<tr>
<td>Projects grouped by score</td>
<td>Yes □  No ✓</td>
<td></td>
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<tr>
<td>Projects zero to nine: 0</td>
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<tr>
<td>Projects ten to nineteen: 0</td>
<td># not yet monitored or pending review: 0</td>
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<tr>
<td>Projects twenty to twenty-nine: 0</td>
<td># of projects not reported 0</td>
<td></td>
</tr>
</tbody>
</table>

**Portfolio Monitoring**

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewed by: Jo En Taylor  
Date: 7/14/2004

**Single Audit**

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Portfolio Administration/Analysis**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Multifamily Finance Production**

- Not applicable □
- Review pending □
- No unresolved issues ✓
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer: S. Roth  
Date: 7/6/2004

**Single Family Finance Production**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer:  
Date:

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer:  
Date:

**Community Affairs**

- No relationship ✓
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer: EEF  
Date: 7/13/2004

**Office of Colonia Initiatives**

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer:  
Date:

**Financial Administration**

- No delinquencies found ✓
- Delinquencies found □

Reviewer: Stephanie A. D'Couto  
Date: 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
## Applicant Evaluation

**Project ID #: 04191**  
**Name:** Providence at Boca Chica  
**City:** Brownsville

<table>
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<tr>
<th>LIHTC 9%</th>
<th>LIHTC 4%</th>
<th>HOME</th>
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<th>SECO</th>
<th>ESGP</th>
<th>Other</th>
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<tbody>
<tr>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

- [ ] No Previous Participation in Texas  
- [ ] Members of the development team have been disbarred by HUD

- [ ] Members of the application did not receive the required Previous Participation Acknowledgement

**National Previous Participation Certification Received:**  
[ ] N/A  
[ ] Yes  
[ ] No

**Noncompliance Reported on National Previous Participation Certification:**  
[ ] Yes  
[ ] No

### Portfolio Management and Compliance

- **Total # of Projects monitored:** 1
  - Projects grouped by score:
    - zero to nine: 1
    - ten to nineteen: 0
    - twenty to twenty-nine: 0

**Projects in Material Noncompliance**

- [ ] Yes  
- [ ] No

- **# in noncompliance:** 0

- **# monitored with a score less than thirty:** 1

- **# not yet monitored or pending review:** 4

**Portfolio Monitoring**

- Not applicable: ✔
- Review pending: ☐
- No unresolved issues: ✔
- Unresolved issues found: ☐
- Unresolved issues found that warrant disqualification (Comments attached): ☐

**Single Audit**

- Not applicable: ✔
- Review pending: ☐
- No unresolved issues: ✔
- Issues found regarding late cert: ☐
- Issues found regarding late audit: ☐
- Unresolved issues found that warrant disqualification (Comments attached): ☐

**Portfolio Administration/Analysis**

- Not applicable: ☐
- Review pending: ☐
- No unresolved issues: ☐
- Unresolved issues found that warrant disqualification (Comments attached): ☐

**Reviewed by:** Jo En Taylor  
**Date:** 7/14/2004

### Multifamily Finance Production

- Not applicable: ☐
- Review pending: ☐
- No unresolved issues: ✔
- Unresolved issues found: ☐
- Unresolved issues found that warrant disqualification (Comments attached): ☐

**Reviewer:** S. Roth  
**Date:** 7/6/2004

### Single Family Finance Production

- Not applicable: ☐
- Review pending: ☐
- No unresolved issues: ✔
- Unresolved issues found: ☐
- Unresolved issues found that warrant disqualification (Comments attached): ☐

**Reviewer:**  
**Date:**

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable: ☐
- Review pending: ☐
- No unresolved issues: ☐
- Unresolved issues found that warrant disqualification (Comments attached): ☐

**Reviewer:**  
**Date:**

### Community Affairs

- No relationship: ✔
- Review pending: ☐
- No unresolved issues: ☐
- Unresolved issues found: ☐
- Unresolved issues found that warrant disqualification (Comments attached): ☐

**Reviewer:** EEF  
**Date:** 7/13/2004

### Office of Colonia Initiatives

- Not applicable: ☐
- Review pending: ☐
- No unresolved issues: ☐
- Unresolved issues found: ☐
- Unresolved issues found that warrant disqualification (Comments attached): ☐

**Reviewer:**  
**Date:**

### Financial Administration

- No delinquencies found: ✔
- Delinquencies found: ☐

**Reviewer:** Stephanie A. D’Couto  
**Date:** 7/13/2004

### Executive Director: Edwina Carrington  
### Executed: Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #: 04194**

**Name:** Lexington Court  
**City:** Kilgore

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas □  
- Members of the development team have been disbarred by HUD □  
- Members of the application did not receive the required Previous Participation Acknowledgement □

National Previous Participation Certification Received: N/A  
Noncompliance Reported on National Previous Participation Certification: No

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<tr>
<th>Portfolio Management and Compliance</th>
<th>Single Audit</th>
<th>Portfolio Administration/Analysis</th>
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<tr>
<td>Total # of Projects monitored: 22</td>
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<tr>
<td>ten to nineteen: 0</td>
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<td>Yes □ No ✓</td>
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<td># of projects not reported: 0</td>
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<table>
<thead>
<tr>
<th>Portfolio Monitoring</th>
<th>Single Audit</th>
<th>Portfolio Administration/Analysis</th>
</tr>
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<tr>
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<tr>
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<td>No unresolved issues □</td>
<td>No unresolved issues □</td>
</tr>
<tr>
<td>Unresolved issues found □</td>
<td>Issues found regarding late cert □</td>
<td>Unresolved issues found □</td>
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<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached) □</td>
<td>Issues found regarding late audit □</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) □</td>
</tr>
<tr>
<td>Reviewed by Jo En Taylor</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) □</td>
<td>Date 7/14/2004</td>
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<tr>
<td>Date 7/6/2004</td>
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<table>
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<tr>
<th>Multifamily Finance Production</th>
<th>Single Family Finance Production</th>
<th>Real Estate Analysis (Cost Certification and Workout)</th>
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<tbody>
<tr>
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<td>Not applicable □</td>
<td>Not applicable □</td>
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<tr>
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<td>No unresolved issues □</td>
<td>No unresolved issues □</td>
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<tr>
<td>Unresolved issues found □</td>
<td>Unresolved issues found □</td>
<td>Unresolved issues found □</td>
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<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached) □</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) □</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) □</td>
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<td>Reviewed by S. Roth</td>
<td>Reviewer</td>
<td>Reviewer</td>
</tr>
<tr>
<td>Date 7/6/2004</td>
<td>Date</td>
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<tr>
<th>Community Affairs</th>
<th>Office of Colonia Initiatives</th>
<th>Financial Administration</th>
</tr>
</thead>
<tbody>
<tr>
<td>No relationship ✓</td>
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<td>No delinquencies found ✓</td>
</tr>
<tr>
<td>Review pending □</td>
<td>Review pending □</td>
<td>Delinquencies found □</td>
</tr>
<tr>
<td>No unresolved issues □</td>
<td>No unresolved issues □</td>
<td>Reviewer Stephanie A. D'Couto</td>
</tr>
<tr>
<td>Unresolved issues found □</td>
<td>Unresolved issues found □</td>
<td>Date 7/13/2004</td>
</tr>
<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached) □</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) □</td>
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</tr>
<tr>
<td>Reviewed by EEF</td>
<td>Reviewer</td>
<td>Reviewer</td>
</tr>
<tr>
<td>Date 7/13/2004</td>
<td>Date</td>
<td>Date</td>
</tr>
</tbody>
</table>

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**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

Project ID # **04196**

Name: **Americas Palms**

City: **El Paso**

LIHTC 9% **✓**  LIHTC 4% **☐**  HOME **☐**  BOND **☐**  HTF **☐**  SECO **☐**  ESGP **☐**  Other **☐**

☐ No Previous Participation in Texas  ☐ Members of the development team have been disbarred by HUD

☐ Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: **✓**  N/A  ☐ Yes  ☐ No

Noncompliance Reported on National Previous Participation Certification:  ☐ Yes  ☐ No

**Portfolio Management and Compliance**

<table>
<thead>
<tr>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance: 0</th>
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</thead>
<tbody>
<tr>
<td>Yes ☐ No <strong>✓</strong></td>
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</tr>
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</table>

Projects not reported in application:  ☐ Yes  **✓** No

# monitored with a score less than thirty: 2

# not yet monitored or pending review: 12

# of projects not reported 0

<table>
<thead>
<tr>
<th>Portfolio Monitoring</th>
<th>Single Audit</th>
<th>Portfolio Administration/Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable ☑</td>
<td>Not applicable ☑</td>
<td>Not applicable ☑</td>
</tr>
<tr>
<td>Review pending ☐</td>
<td>Review pending ☐</td>
<td>Review pending ☐</td>
</tr>
<tr>
<td>No unresolved issues ☑</td>
<td>No unresolved issues ☑</td>
<td>No unresolved issues ☑</td>
</tr>
<tr>
<td>Unresolved issues found ☐</td>
<td>Issues found regarding late cert ☐</td>
<td>Unresolved issues found ☐</td>
</tr>
<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached) ☐</td>
<td>Issues found regarding late audit ☐</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) ☐</td>
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</tbody>
</table>

Reviewed by **Jo En Taylor** Date **7/14/2004**

<table>
<thead>
<tr>
<th>Multifamily Finance Production</th>
<th>Single Family Finance Production</th>
<th>Real Estate Analysis (Cost Certification and Workout)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable ☐</td>
<td>Not applicable ☐</td>
<td>Not applicable ☐</td>
</tr>
<tr>
<td>Review pending ☐</td>
<td>Review pending ☐</td>
<td>Review pending ☐</td>
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<tr>
<td>No unresolved issues ☑</td>
<td>No unresolved issues ☑</td>
<td>No unresolved issues ☑</td>
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<tr>
<td>Unresolved issues found ☐</td>
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</table>

Reviewer **S. Roth** Date **7/6/2004**

<table>
<thead>
<tr>
<th>Community Affairs</th>
<th>Office of Colonia Initiatives</th>
<th>Financial Administration</th>
</tr>
</thead>
<tbody>
<tr>
<td>No relationship ☑</td>
<td>Not applicable ☑</td>
<td>No delinquencies found <strong>✓</strong></td>
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<tr>
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<tr>
<td>No unresolved issues ☑</td>
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<td>Unresolved issues found ☐</td>
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<td>Unresolved issues found that warrant disqualification (Comments attached) ☐</td>
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</table>

Reviewer **EEF** Date **7/13/2004**

Reviewer **Stephanie A. D'Couto** Date **7/13/2004**

**Executive Director:** **Edwina Carrington**  **Executed:** **Thursday, July 15, 2004**
### Applicant Evaluation

**Project ID #** 04197  
**Name:** Horizon Palms  
**City:** Horizon City

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other  

- No Previous Participation in Texas ✓  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement ✓  

**National Previous Participation Certification Received:** N/A  
**Noncompliance Reported on National Previous Participation Certification:** No

---

### Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Total # of Projects monitored</th>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>Yes ☑</td>
<td>0</td>
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</table>

- Projects zero to nine: 0
- Projects grouped by score: ten to nineteen: 0
- Projects twenty to twenty-nine: 0

**Projects not reported in application:** Yes ☑

**# monitored with a score less than thirty:** 0

**# not yet monitored or pending review:** 10

**# of projects not reported:** 0

### Portfolio Monitoring

- Not applicable ✓
- Review pending  
- No unresolved issues ✓
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor  
**Date** 7/14/2004

### Single Audit

- Not applicable ✓
- Review pending  
- No unresolved issues  
- Issues found regarding late cert  
- Issues found regarding late audit  
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** S. Roth  
**Date** 7/6/2004

---

### Multifamily Finance Production

- Not applicable  
- Review pending  
- No unresolved issues ✓
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** EEF  
**Date** 7/13/2004

### Financial Administration

- No delinquencies found ✓

**Reviewer** Stephanie A. D'Couto  
**Date** 7/13/2004

---

### Community Affairs

- No relationship ✓
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** EEF  
**Date** 7/13/2004

---

### Office of Colonia Initiatives

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** Stephanie A. D'Couto  
**Date** 7/13/2004

---

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
## Applicant Evaluation

**Project ID #** 04200  
**Name:** Alvin Manor Estates  
**City:** Alvin

### LIHTC 9% ✔  LIHTC 4% ☐  HOME ☐  BOND ☐  HTF ☐  SECO ☐  ESGP ☐  Other ☐

- ☐ No Previous Participation in Texas  
- ☐ Members of the development team have been disbarred by HUD

- ☐ Members of the application did not receive the required Previous Participation Acknowledgement

<table>
<thead>
<tr>
<th>National Previous Participation Certification Received:</th>
<th>N/A</th>
<th>Yes</th>
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<tbody>
<tr>
<td>Noncompliance Reported on National Previous Participation Certification:</td>
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<td>Yes</td>
<td>No</td>
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### Portfolio Management and Compliance

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| Projects grouped by score | zero to nine: 0  
| ten to nineteen: 0  
| twenty to twenty-nine: 0 |
| Projects in Material Noncompliance | Yes | ☐  No | ✔ |
| # in noncompliance: | 0 |
| # monitored with a score less than thirty: | 0 |
| # not yet monitored or pending review: | 3 |
| # of projects not reported | 0 |

#### Portfolio Monitoring

- Not applicable ✔
- Review pending ☐
- No unresolved issues ✔
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewed by Jo En Taylor

#### Single Audit

- Not applicable ✔
- Review pending ☐
- No unresolved issues ✔
- Issues found regarding late cert ☐
- Issues found regarding late audit ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewed by Jo En Taylor  
Date 7/14/2004

#### Portfolio Administration/Analysis

- Not applicable ✔
- Review pending ☐
- No unresolved issues ✔
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewed by Jo En Taylor  
Date 7/14/2004

### Multifamily Finance Production

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer S. Roth  
Date 7/6/2004

### Single Family Finance Production

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer ☐
Date ☐

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer ☐
Date ☐

### Community Affairs

- No relationship ✔
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer EEF  
Date 7/13/2004

### Office of Colonia Initiatives

- Not applicable ☐
- Review pending ☐
- No unresolved issues ☐
- Unresolved issues found ☐
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer ☐
Date ☐

### Financial Administration

- No delinquencies found ✔
- Delinquencies found ☐

Reviewer Stephanie A. D'Couto  
Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
### Applicant Evaluation

**Project ID #** 04203  
**Name:** Alvin Manor  
**City:** Alvin

- LIHTC 9% ☑  
- LIHTC 4% ☐  
- HOME ☐  
- BOND ☐  
- HTF ☐  
- SECO ☐  
- ESGP ☐  
- Other ☐

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- National Previous Participation Certification Received: ☑ N/A  
- Noncompliance Reported on National Previous Participation Certification: ☐ Yes ☑ No

### Portfolio Management and Compliance

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<tbody>
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<td>Projects grouped twenty to twenty-nine</td>
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</tbody>
</table>

**Projects not reported** in application: Yes ☐ No ☑  
**# not yet monitored or pending review:** 3  
**# of projects not reported:** 0

### Single Audit

- Not applicable ☑  
- Review pending ☐  
- No unresolved issues ☑  
- Issues found regarding late cert ☐

### Portfolio Administration/Analysis

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☐  
- Unresolved issues found that warrant disqualification (Comments attached): ☐

### Multifamily Finance Production

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐

### Single Family Finance Production

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☑

### Real Estate Analysis

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found that warrant disqualification (Comments attached): ☑

### Community Affairs

- No relationship ☑  
- Review pending ☐  
- No unresolved issues ☐  
- Unresolved issues found ☐

### Office of Colonia Initiatives

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☐

### Financial Administration

- No delinquencies found ☑  
- Delinquencies found ☐

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID # 04206**  
**Name:** Lake Jackson Manor  
**City:** Lake Jackson

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other  
- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD 

- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: N/A
- Noncompliance Reported on National Previous Participation Certification: No

### Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Total # of Projects monitored: 0</th>
<th>Projects in Material Noncompliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projects grouped by score</td>
<td># monitored with a score less than thirty: 0</td>
</tr>
<tr>
<td>zero to nine: 0</td>
<td># not yet monitored or pending review: 3</td>
</tr>
<tr>
<td>ten to nineteen: 0</td>
<td># of projects not reported: 0</td>
</tr>
</tbody>
</table>

**Portfolio Monitoring**

- Not applicable ✓  
- Review pending  
- No unresolved issues ✓  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

- Reviewed by Jo En Taylor

**Single Audit**

- Not applicable ✓  
- Review pending  
- No unresolved issues  
- Issues found regarding late cert  
- Issues found regarding late audit  
- Unresolved issues found that warrant disqualification (Comments attached)

- Reviewed by  
- Date 7/14/2004

**Portfolio Administration/Analysis**

- Not applicable ✓  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

- Reviewed by  
- Date  

### Multifamily Finance Production

- Not applicable  
- Review pending  
- No unresolved issues ✓  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

- Reviewed by S. Roth  
- Date 7/6/2004

### Single Family Finance Production

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

- Reviewed by  
- Date  

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

- Reviewed by  
- Date  

### Community Affairs

- No relationship ✓  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

- Reviewed by EEF  
- Date 7/13/2004

### Office of Colonia Initiatives

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

- Reviewed by  
- Date  

### Financial Administration

- No delinquencies found ✓  
- Delinquencies found  

- Reviewed by Stephanie A. D'Couto  
- Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

Project ID #: 04213  
Name: The Village at Morning Star  
City: Texas City

- LIHTC 9%  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: Yes  
- Noncompliance Reported on National Previous Participation Certification: Yes

<table>
<thead>
<tr>
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<td>twenty to twenty-nine: 0</td>
</tr>
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</table>

- Projects in Material Noncompliance: No
- # in noncompliance: 0
- # monitored with a score less than thirty: 3
- # not yet monitored or pending review: 6
- # of projects not reported: 0

- Portfolio Monitoring: Not applicable
- Review pending: No
- No unresolved issues: Yes
- Unresolved issues found: No
- Unresolved issues found that warrant disqualification: (Comments attached)
- Reviewed by: Jo En Taylor

- Single Audit: Not applicable
- Review pending: No
- No unresolved issues: Yes
- Issues found regarding late cert: No
- Issues found regarding late audit: No
- Unresolved issues found that warrant disqualification: (Comments attached)

- Portfolio Administration/Analysis: Not applicable
- Review pending: No
- No unresolved issues: Yes
- Unresolved issues found: No
- Unresolved issues found that warrant disqualification: (Comments attached)
- Reviewed by: Jo En Taylor
- Date: 7/14/2004

<table>
<thead>
<tr>
<th>Multifamily Finance Production</th>
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<tr>
<td>Not applicable: Yes</td>
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<td>No unresolved issues: Yes</td>
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| Unresolved issues found that warrant disqualification: (Comments attached)
- Reviewed by: S. Roth
- Date: 7/6/2004

<table>
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<tr>
<th>Single Family Finance Production</th>
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| Unresolved issues found that warrant disqualification: (Comments attached)
- Reviewed by: S. Roth
- Date: 7/6/2004

<table>
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<th>Real Estate Analysis</th>
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<tbody>
<tr>
<td>(Cost Certification and Workout)</td>
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<td>Not applicable: Yes</td>
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| Unresolved issues found that warrant disqualification: (Comments attached)
- Reviewed by: Stephanie A. D’Couto
- Date: 7/13/2004

<table>
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<th>Community Affairs</th>
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<td>Review pending: No</td>
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<td>No unresolved issues: Yes</td>
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| Unresolved issues found that warrant disqualification: (Comments attached)
- Reviewed by: EEF
- Date: 7/13/2004

<table>
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<tr>
<th>Office of Colonia Initiatives</th>
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<tr>
<td>Not applicable: Yes</td>
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<td>Review pending: No</td>
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| Unresolved issues found that warrant disqualification: (Comments attached)
- Reviewed by: S. Roth
- Date: 7/13/2004

<table>
<thead>
<tr>
<th>Financial Administration</th>
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</thead>
<tbody>
<tr>
<td>No delinquencies found: Yes</td>
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<tr>
<td>Delinquencies found: No</td>
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</table>
- Reviewed by: Stephanie A. D’Couto
- Date: 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID # 04222**  
**Name:** Primrose at Highland  
**City:** Dallas

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □  
- No Previous Participation in Texas □  
- Members of the development team have been disbarred by HUD □

- National Previous Participation Certification Received: N/A ✓  
- Members of the application did not receive the required Previous Participation Acknowledgement □

**Portfolio Management and Compliance**

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<thead>
<tr>
<th>Projects in Material Noncompliance</th>
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<tr>
<td>No ✓</td>
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<td>Unresolved issues found No □</td>
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<table>
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<tr>
<th>Portfolio Monitoring</th>
<th>Single Audit</th>
<th>Portfolio Administration/Analysis</th>
</tr>
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<tbody>
<tr>
<td>Not applicable ✓</td>
<td></td>
<td>Not applicable</td>
</tr>
<tr>
<td>Review pending □</td>
<td></td>
<td>Review pending</td>
</tr>
<tr>
<td>No unresolved issues ✓</td>
<td></td>
<td>No unresolved issues</td>
</tr>
<tr>
<td>Unresolved issues found □</td>
<td></td>
<td>Issues found regarding late cert</td>
</tr>
<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached) □</td>
<td></td>
<td>Issues found regarding late audit</td>
</tr>
<tr>
<td>Reviewed by Jo En Taylor</td>
<td></td>
<td>Reviewed by Stephanie A. D'Couto</td>
</tr>
<tr>
<td>Date 7/14/2004</td>
<td></td>
<td>Date 7/13/2004</td>
</tr>
</tbody>
</table>

**Multifamily Finance Production**

| Not applicable □     | Not applicable □ |
| Review pending □     | Review pending □ |
| No unresolved issues ✓ | No unresolved issues |
| Unresolved issues found □ | Unresolved issues found |
| Unresolved issues found that warrant disqualification (Comments attached) □ | Unresolved issues found that warrant disqualification (Comments attached) |
| Reviewed by S. Roth   | Reviewer       |
| Date 7/6/2004         | Date           |

**Single Family Finance Production**

| Not applicable □     | Not applicable □ |
| Review pending □     | Review pending □ |
| No unresolved issues ✓ | No unresolved issues |
| Unresolved issues found □ | Unresolved issues found |
| Unresolved issues found that warrant disqualification (Comments attached) □ | Unresolved issues found that warrant disqualification (Comments attached) |
| Reviewed by          | Reviewer       |
| Date 7/6/2004         | Date           |

**Real Estate Analysis (Cost Certification and Workout)**

| Not applicable □     | Not applicable □ |
| Review pending □     | Review pending □ |
| No unresolved issues ✓ | No unresolved issues |
| Unresolved issues found □ | Unresolved issues found |
| Unresolved issues found that warrant disqualification (Comments attached) □ | Unresolved issues found that warrant disqualification (Comments attached) |
| Reviewed by Stephanie A. D'Couto | Reviewer       |
| Date 7/13/2004       | Date           |

**Community Affairs**

| No relationship ✓ | Not applicable □ |
| Review pending □  | Review pending □ |
| No unresolved issues □ | No unresolved issues |
| Unresolved issues found □ | Unresolved issues found |
| Unresolved issues found that warrant disqualification (Comments attached) □ | Unresolved issues found that warrant disqualification (Comments attached) |
| Reviewed by EEF    | Reviewer       |
| Date 7/13/2004     | Date           |

**Office of Colonia Initiatives**

| Not applicable □     | No delinquencies found ✓ |
| Review pending □     | Delinquencies found □ |
| No unresolved issues ✓ |                           |
| Unresolved issues found □ |                       |
| Unresolved issues found that warrant disqualification (Comments attached) □ |                       |
| Reviewed by          | Reviewer       |
| Date 7/13/2004       | Date           |

**Financial Administration**

| Not applicable □     | No delinquencies found ✓ |
| Review pending □     | Delinquencies found □ |
| No unresolved issues ✓ |                           |
| Unresolved issues found □ |                       |
| Unresolved issues found that warrant disqualification (Comments attached) □ |                       |
| Reviewed by Stephanie A. D'Couto | Reviewer |
| Date 7/13/2004       | Date           |

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
### Applicant Evaluation

**Project ID #: 04224**

**Name:** Commons of Grace Senior Estates  
**City:** Houston

- LIHTC 9% ✓
- LIHTC 4% □
- HOME □
- BOND □
- HTF □
- SECO □
- ESGP □
- Other □

- No Previous Participation in Texas □
- Members of the development team have been disbarred by HUD □
- Members of the application did not receive the required Previous Participation Acknowledgement

#### National Previous Participation Certification Received:

- Yes □
- No ✓

#### Noncompliance Reported on National Previous Participation Certification:

- Yes □
- No ✓

---

#### Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Total # of Projects monitored: 1</th>
</tr>
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<tbody>
<tr>
<td># monitored with a score less than thirty: 1</td>
</tr>
<tr>
<td># not yet monitored or pending review: 3</td>
</tr>
</tbody>
</table>

#### Projects in Material Noncompliance

- Yes □
- No ✓

#### Portfolio Monitoring

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewed by:** Jo En Taylor

#### Single Audit

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewed by:** Jo En Taylor  
**Date:** 7/20/2004

#### Portfolio Administration/Analysis

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewed by:** Stephanie A. D’Couto  
**Date:** 7/20/2004

---

#### Multifamily Finance Production

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewer:** S. Roth  
**Date:** 7/6/2004

#### Single Family Finance Production

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewer:**  
**Date:**

#### Real Estate Analysis (Cost Certification and Workout)

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewer:**  
**Date:**

#### Community Affairs

- No relationship ✓
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewer:** EEF  
**Date:** 7/20/2004

#### Office of Colonia Initiatives

- Not applicable □
- Review pending □
- No unresolved issues □
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached) □

**Reviewer:**  
**Date:**

#### Financial Administration

- No delinquencies found ✓
- Delinquencies found □

**Reviewer:** Stephanie A. D’Couto  
**Date:** 7/20/2004

---

**Executive Director:** Edwina Carrington  
**Executed:** Wednesday, July 21, 2004
**Applicant Evaluation**

**Project ID #:** 04226  
**Name:** Arbor Cove  
**City:** Donna

- LIHTC 9%  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received:  
  - N/A  
  - Yes  
  - No

- Noncompliance Reported on National Previous Participation Certification:  
  - Yes  
  - No

<table>
<thead>
<tr>
<th>Portfolio Management and Compliance</th>
<th>Projects in Material Noncompliance</th>
<th>Single Audit</th>
<th>Portfolio Administration/Analysis</th>
</tr>
</thead>
</table>
| Total # of Projects monitored: 1   | Projects not reported in application:  
  - Yes  
  - No |
| Projects grouped by score    |  
  - zero to nine: 1  
  - ten to nineteen: 0  
  - twenty to twenty-nine: 0 |
| # monitored with a score less than thirty: 1 |
| # not yet monitored or pending review: 4 |

**Portfolio Monitoring**  
- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: Jo En Taylor  
Date: 7/20/2004

**Single Audit**  
- Not applicable  
- Review pending  
- No unresolved issues  
- Issues found regarding late cert  
- Issues found regarding late audit  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: S. Roth  
Date: 7/6/2004

**Portfolio Administration/Analysis**  
- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

**Multifamily Finance Production**  
- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: EEF  
Date: 7/20/2004

**Real Estate Analysis (Cost Certification and Workout)**  
- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: Stephanie A. D'Couto  
Date: 7/20/2004

**Community Affairs**  
- No relationship  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: EEF  
Date: 7/20/2004

**Office of Colonia Initiatives**  
- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by: EEF  
Date: 7/20/2004

**Financial Administration**  
- No delinquencies found  
- Delinquencies found

Reviewed by: Stephanie A. D'Couto  
Date: 7/20/2004

**Executive Director:** Edwina Carrington  
**Executed:** Wednesday, July 21, 2004
**Applicant Evaluation**

Project ID #: 04228

Name: Stone Hearst

City: Beaumont

- LIHTC 9%
- LIHTC 4%
- HOME
- BOND
- HTF
- SECO
- ESGP
- Other

- No Previous Participation in Texas
- Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: Yes ☑ No

Noncompliance Reported on National Previous Participation Certification: Yes ☑ No

---

### Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Total # of Projects monitored:</th>
<th>1</th>
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<tr>
<td>Projects grouped by score</td>
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<td>zero to nine: 1</td>
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<td>ten to nineteen: 0</td>
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<tr>
<td>twenty to twenty-nine: 0</td>
<td></td>
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</tbody>
</table>

- # of Projects monitored: 1
- # monitored with a score less than thirty: 1
- # not yet monitored or pending review: 5

#### Portfolio Monitoring

- Not applicable: Yes ☑
- Review pending: No unresolved issues: No unresolved issues found: No unresolved issues found that warrant disqualification: No unresolved issues found that warrant disqualification: (Comments attached)

Reviewed by Jo En Taylor Date 7/14/2004

---

### Single Audit

- Not applicable: Yes ☑
- Review pending: No unresolved issues: Issues found regarding late cert: Issues found regarding late audit: Unresolved issues found that warrant disqualification: (Comments attached)

---

### Portfolio Administration/Analysis

- Not applicable: No unresolved issues: Unresolved issues found that warrant disqualification: (Comments attached)

---

### Multifamily Finance Production

- Not applicable: No unresolved issues: Unresolved issues found that warrant disqualification: (Comments attached)

Reviewer S. Roth Date 7/6/2004

---

### Single Family Finance Production

- Not applicable: No unresolved issues: Unresolved issues found that warrant disqualification: (Comments attached)

Reviewer Date

---

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable: No unresolved issues: Unresolved issues found that warrant disqualification: (Comments attached)

Reviewer Date

---

### Community Affairs

- No relationship: Yes ☑
- Review pending: No unresolved issues: Unresolved issues found: Unresolved issues found that warrant disqualification: (Comments attached)

Reviewer EEF Date 7/13/2004

---

### Office of Colonia Initiatives

- Not applicable: No unresolved issues: Unresolved issues found: Unresolved issues found that warrant disqualification: (Comments attached)

Reviewer Date

---

### Financial Administration

- No delinquencies found: Yes ☑
- Delinquencies found: No unresolved issues: Unresolved issues found: Unresolved issues found that warrant disqualification: (Comments attached)

Reviewer Stephanie A. D’Couto Date 7/13/2004

---

**Executive Director:** Edwina Carrington  **Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

Project ID #: **04241**  
Name: **Anson Park II**  
City: **Abilene**

- LIHTC 9% [✓]  
- LIHTC 4% [ ]  
- HOME [ ]  
- BOND [ ]  
- HTF [ ]  
- SECO [ ]  
- ESGP [ ]  
- Other [ ]

- No Previous Participation in Texas [ ]  
- Members of the development team have been disbarred by HUD [ ]

Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: [ ] N/A  
- Yes [ ] No [✓]

Noncompliance Reported on National Previous Participation Certification:  
- Yes [ ] No [ ]

- Total # of Projects monitored: **0**  
- Projects monitored with a score less than thirty: **0**

- # not yet monitored or pending review: **4**

### Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Projects grouped by score</th>
<th># monitored with a score less than thirty</th>
<th># of projects not reported</th>
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<tbody>
<tr>
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<td><strong>0</strong></td>
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<tr>
<td>ten to nineteen: 0</td>
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<tr>
<td>twenty to twenty-nine: 0</td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

### Single Audit

- Not applicable [✓]
- Review pending [ ]
- No unresolved issues [✓]
- Issues found regarding late certification [ ]
- Issues found regarding late audit [ ]
- Unresolved issues found that warrant disqualification [ ]

Reviewed by **Jo En Taylor**  
Date **7/20/2004**

### Portfolio Administration/Analysis

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found that warrant disqualification [ ]

### Community Affairs

- No relationship [✓]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification [ ]

Reviewed by **EEF**  
Date **7/20/2004**

### Office of Colonia Initiatives

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification [ ]

Reviewed by **Stephanie A. D'Couto**  
Date **7/20/2004**

### Financial Administration

- No delinquencies found [ ]
- Delinquencies found [✓]

**Executive Director:** **Edwina Carrington**  
**Executed:** **Wednesday, July 21, 2004**
### Applicant Evaluation

**Project ID # 04246**  
**Name:** Wildwood Trails Apartments  
**City:** Brownwood

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- National Previous Participation Certification Received:  
  - Yes ✓  
  - No □

- Noncompliance Reported on National Previous Participation Certification:  
  - Yes □  
  - No ✓

#### Portfolio Management and Compliance

<table>
<thead>
<tr>
<th>Task</th>
<th>Not applicable</th>
<th>Review pending</th>
<th>No unresolved issues</th>
<th>Unresolved issues found</th>
<th>Unresolved issues found that warrant disqualification (Comments attached)</th>
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<tbody>
<tr>
<td>Total # of Projects monitored:</td>
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<td></td>
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<tr>
<td>Projects zero to nine:</td>
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<tr>
<td>Projects grouped by score ten to nineteen:</td>
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<td>Projects grouped by score twenty to twenty-nine:</td>
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<td># monitored with a score less than thirty:</td>
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<tr>
<td># of projects not reported in application:</td>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>

**Single Audit**

- Review pending  
- No unresolved issues  
- Issues found regarding late cert  
- Issues found regarding late audit  
- Unresolved issues found that warrant disqualification (Comments attached)

**Portfolio Administration/Analysis**

- Review pending  
- No unresolved issues  
- Unresolved issues found that warrant disqualification (Comments attached)

**Multifamily Finance Production**

- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

**Single Family Finance Production**

- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

**Real Estate Analysis (Cost Certification and Workout)**

- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

**Community Affairs**

- No relationship ✓  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

**Office of Colonia Initiatives**

- No relationship  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

**Financial Administration**

- No delinquencies found ✓  
- Delinquencies found

**Reviewer**  
EEF  
Date 7/13/2004

**Reviewer**  
S. Roth  
Date 7/6/2004

**Reviewer**  
EEF  
Date 7/13/2004

**Reviewer**  
Stephanie A. D'Couto  
Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #** 04250  
**Name:** Knollwood Heights Apartments  
**City:** Big Spring

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other  

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement

**National Previous Participation Certification Received:** Yes  
**Noncompliance Reported on National Previous Participation Certification:** No

**Total # of Projects monitored:** 1  
**# not yet monitored or pending review:** 1  
**Portfolio Management and Compliance**

<table>
<thead>
<tr>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance: 0</th>
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<tr>
<td>Yes</td>
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<table>
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**Projects not reported in application:** Yes

**Portfolio Monitoring**

<table>
<thead>
<tr>
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<tr>
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<tr>
<td>Unresolved issues found</td>
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<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached)</td>
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</table>

**Reviewed by** Jo En Taylor  
**Date** 7/14/2004

**Single Audit**

<table>
<thead>
<tr>
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<td>Issues found regarding late audit</td>
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<td>Unresolved issues found that warrant disqualification (Comments attached)</td>
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**Reviewed by** S. Roth  
**Date** 7/6/2004

**Portfolio Administration/Analysis**

<table>
<thead>
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<tbody>
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<tr>
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**Reviewed by** Stephanie A. D’Couto  
**Date** 7/13/2004

**Portfolio Administration/Analysis**

<table>
<thead>
<tr>
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**Reviewed by** Stephanie A. D’Couto  
**Date** 7/13/2004

**Community Affairs**

<table>
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<tr>
<th>No relationship</th>
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**Reviewed by** EEF  
**Date** 7/13/2004

**Office of Colonia Initiatives**

<table>
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**Reviewed by** EEF  
**Date** 7/13/2004

**Real Estate Analysis**

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</table>

**Reviewed by** Stephanie A. D’Couto  
**Date** 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID # 04255**  
**Name:** Freeport Oaks Apartments  
**City:** Freeport

- LIHTC 9% ☑  
- LIHTC 4% ☐  
- HOME ☐  
- BOND ☐  
- HTF ☐  
- SECO ☐  
- ESGP ☐  
- Other ☐

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: ☑ N/A  
Noncompliance Reported on National Previous Participation Certification: ☐ Yes ☑ No

### Portfolio Management and Compliance

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<td></td>
<td>Yes ☐ No ☑</td>
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<tr>
<td>Projects grouped by score</td>
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| zero to nine: 2                  | Projects not reported  
| ten to nineteen: 1               | Yes ☑ No ☐ |
| twenty to twenty-nine: 0         | # monitored with a score less than thirty: 3 |
|                                  | # not yet monitored or pending review: 4 |

### Single Audit

- Not applicable ☑  
- Review pending ☐  
- No unresolved issues ☑  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewed by Jo En Taylor  
Date 7/14/2004

### Portfolio Administration/Analysis

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☐  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

### Multifamily Finance Production

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☐  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer S. Roth  
Date 7/6/2004

### Single Family Finance Production

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☐  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer ☑  
Date

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☐  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer ☑  
Date

### Community Affairs

- No relationship ☑  
- Review pending ☐  
- No unresolved issues ☐  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer EEF  
Date 7/13/2004

### Office of Colonia Initiatives

- Not applicable ☐  
- Review pending ☐  
- No unresolved issues ☐  
- Unresolved issues found ☐  
- Unresolved issues found that warrant disqualification (Comments attached) ☐

Reviewer ☑  
Date

### Financial Administration

- No delinquencies found ☑  
- Delinquencies found ☐

Reviewer Stephanie A. D’Couto  
Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #** 04260  
Name: **Towne Park in Fredericksburg II**  
City: **Fredericksburg**

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: ✓ N/A  
- Yes  
- No

- Noncompliance Reported on National Previous Participation Certification:  
- Yes  
- No

---

### Portfolio Management and Compliance

| Total # of Projects monitored: | 5 |
| Projects grouped by score |  |
| 0 to 9 | 4 |
| 10-19 | 1 |
| 20-29 | 0 |

### Projects in Material Noncompliance

| Yes | No ✓ |
|  |  |

| # in noncompliance: | 0 |
| Projects not reported in application |  |
| Yes  
- No ✓ |

| # monitored with a score less than thirty: | 5 |
| # not yet monitored or pending review: | 6 |
| # of projects not reported | 0 |

---

### Portfolio Monitoring

- Not applicable ✓
- Review pending  
- No unresolved issues ✓
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by **Jo En Taylor**

### Single Audit

- Not applicable ✓
- Review pending  
- No unresolved issues  
- Issues found regarding late cert  
- Issues found regarding late audit  
- Unresolved issues found that warrant disqualification (Comments attached)

### Portfolio Administration/Analysis

- Not applicable ✓
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by **Jo En Taylor**  
**Date**: 7/14/2004

---

### Multifamily Finance Production

- Not applicable  
- Review pending  
- No unresolved issues ✓
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer **S. Roth**  
**Date**: 7/6/2004

### Single Family Finance Production

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date**

---

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date**

---

### Community Affairs

- No relationship ✓
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer **EEF**  
**Date**: 7/13/2004

### Office of Colonia Initiatives

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date**

---

### Financial Administration

- No delinquencies found ✓
- Delinquencies found  

Reviewer **Stephanie A. D'Couto**  
**Date**: 7/13/2004

---

**Executive Director**: **Edwina Carrington**  
**Executed**: **Thursday, July 15, 2004**
**Applicant Evaluation**

**Project ID # 04268**

**Name:** Lansbourough Apartments  
**City:** Houston

- LIHTC 9% ✓
- LIHTC 4% □
- HOME □
- BOND □
- HTF □
- SECO □
- ESGP □
- Other □

- No Previous Participation in Texas
- Members of the development team have been disbarred by HUD
- Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: N/A
- Noncompliance Reported on National Previous Participation Certification: No

**Portfolio Management and Compliance**

<table>
<thead>
<tr>
<th>Total # of Projects monitored: 0</th>
<th>Projects in Material Noncompliance</th>
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<tbody>
<tr>
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<tr>
<td>twenty to twenty-nine: 0</td>
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<tr>
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<td># of projects not reported 0</td>
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</table>

**Portfolio Monitoring**

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor Date 7/20/2004

**Single Audit**

- Not applicable ✓
- Review pending □
- No unresolved issues ✓
- Issues found regarding late cert □
- Issues found regarding late audit □
- Unresolved issues found that warrant disqualification (Comments attached)

**Portfolio Administration/Analysis**

- Not applicable
- Review pending
- No unresolved issues
- Unresolved issues found
- Unresolved issues found that warrant disqualification (Comments attached)

Date 7/20/2004

**Multifamily Finance Production**

- Not applicable
- Review pending
- No unresolved issues ✓
- Unresolved issues found □
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth Date 7/19/2004

**Single Family Finance Production**

- Not applicable
- Review pending
- No unresolved issues
- Unresolved issues found
- Unresolved issues found that warrant disqualification (Comments attached)

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable
- Review pending
- No unresolved issues
- Unresolved issues found
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer Stephanie A. D’Couto Date 7/20/2004

**Community Affairs**

- No relationship ✓
- Review pending
- No unresolved issues
- Unresolved issues found
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF Date 7/20/2004

**Office of Colonia Initiatives**

- Not applicable
- Review pending
- No unresolved issues
- Unresolved issues found
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer Date

**Financial Administration**

- No delinquencies found ✓
- Delinquencies found □

Reviewer Stephanie A. D’Couto Date 7/20/2004

**Executive Director:** Edwina Carrington  
**Executed:** Wednesday, July 21, 2004
Applicant Evaluation

Project ID # 04275 Name: Bahia Palms Apartments City: Cameron County

LIHTC 9% [ ] LIHTC 4% [ ] HOME [ ] BOND [ ] HTF [ ] SECO [ ] ESGP [ ] Other [ ]

[ ] No Previous Participation in Texas [ ] Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: [ ] N/A [ ] Yes [ ] No

Noncompliance Reported on National Previous Participation Certification: [ ] Yes [ ] No

Total # of Projects monitored: 17

- Projects grouped by score:
  - zero to nine: 17
  - ten to nineteen: 0
  - twenty to twenty-nine: 0

Portfolio Monitoring
- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewed by Jo En Taylor Date 7/14/2004

Single Audit
- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Issues found regarding late cert [ ]
- Issues found regarding late audit [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Portfolio Administration/Analysis
- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]

Unresolved issues found that warrant disqualification (Comments attached) [ ]

Date 7/14/2004

Multifamily Finance Production
- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewer S. Roth Date 7/6/2004

Real Estate Analysis (Cost Certification and Workout)
- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]

Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewer Stephanie A. D'Couto Date 7/13/2004

Community Affairs
- No relationship [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewer EEF Date 7/13/2004

Office of Colonia Initiatives
- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

Reviewer Date

Financial Administration
- No delinquencies found [ ]
- Delinquencies found [ ]

Reviewer Stephanie A. D'Couto Date 7/13/2004

Executive Director: Edwina Carrington Executed: Thursday, July 15, 2004
### Applicant Evaluation

**Project ID # 04279**  
**Name:** Golden Manor Apartments  
**City:** Bay City

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other  

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement

**National Previous Participation Certification Received:** N/A  
**Noncompliance Reported on National Previous Participation Certification:** No

### Portfolio Management and Compliance

<table>
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<tr>
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<th># in noncompliance: 0</th>
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<tr>
<td>Yes</td>
<td>No ✓</td>
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</table>

- # monitored with a score less than thirty: 2  
- # not yet monitored or pending review: 7

### Portfolio Monitoring

- Not applicable  
- Review pending ✓  
- No unresolved issues ✓  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor  
**Date:** 7/20/2004

### Single Audit

- Not applicable  
- Review pending ✓  
- No unresolved issues  
- Issues found regarding late cert  
- Issues found regarding late audit  
- Unresolved issues found that warrant disqualification (Comments attached)

**Date:** 7/20/2004

### Portfolio Administration/Analysis

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

**Date:** 7/20/2004

### Multifamily Finance Production

- Not applicable  
- Review pending  
- No unresolved issues ✓  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth  
**Date:** 7/19/2004

### Single Family Finance Production

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date:**

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date:**

### Community Affairs

- No relationship ✓  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF  
**Date:** 7/20/2004

### Office of Colonia Initiatives

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date:**

### Financial Administration

- No delinquencies found ✓  
- Delinquencies found  

Reviewer Stephanie A. D'Couto  
**Date:** 7/20/2004

### Executive Director: Edwina Carrington  
**Executed:** Wednesday, July 21, 2004
**Applicant Evaluation**

**Project ID #:** 04283  
**Name:** Shady Oaks Apartment  
**City:** Prairie View

- LIHTC 9%  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

**National Previous Participation Certification Received:**  
- Yes  
- No

**Noncompliance Reported on National Previous Participation Certification:**  
- Yes  
- No

---

### Portfolio Management and Compliance

- **Total # of Projects monitored:** 2
  - zero to nine: 2
  - ten to nineteen: 0
  - twenty to twenty-nine: 0

- **Projects in Material Noncompliance**
  - Yes [ ]  
  - No [x]

- **Projects not reported in application**
  - Yes [ ]  
  - No [x]

- **# monitored with a score less than thirty:** 2
- **# not yet monitored or pending review:** 7
- **# of projects not reported:** 0

---

### Single Audit

- Not applicable [x]
- Review pending [ ]
- No unresolved issues [ ]
- Issues found regarding late cert [ ]
- Issues found regarding late audit [ ]
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewed by** Jo En Taylor  
**Date** 7/14/2004

---

### Portfolio Monitoring

- **Not applicable** [x]
- Review pending [ ]
- No unresolved issues [ ]
- Issues found regarding late cert [ ]
- Issues found regarding late audit [ ]
- Unresolved issues found that warrant disqualification (Comments attached)

---

### Portfolio Administration/Analysis

- **Not applicable** [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found that warrant disqualification (Comments attached)

---

**Multifamily Finance Production**

- **Not applicable** [ ]
- Review pending [ ]
- No unresolved issues [x]
- Issues found regarding late cert [ ]
- Issues found regarding late audit [ ]
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** S. Roth  
**Date** 7/6/2004

---

**Community Affairs**

- No relationship [x]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer** EEF  
**Date** 7/13/2004

---

**Office of Colonia Initiatives**

- **Not applicable** [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Issues found regarding late cert [ ]
- Issues found regarding late audit [ ]
- Unresolved issues found that warrant disqualification (Comments attached)

**Reviewer**  
**Date**

---

**Financial Administration**

- **No delinquencies found** [x]
- Delinquencies found [ ]

**Reviewer** Stephanie A. D'Couto  
**Date** 7/13/2004

---

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
Applicant Evaluation

Project ID # 04284  
Name:  
Katy Manor Apartments  
City:  
Katy

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

- National Previous Participation Certification Received: ✓ N/A
- Noncompliance Reported on National Previous Participation Certification:  
  - Yes  
  - No

Portfolio Management and Compliance

<table>
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<tr>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance: 0</th>
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<tr>
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<tr>
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Projects monitored: 2

- Projects grouped by score:
  - zero to nine: 2
  - ten to nineteen: 0
  - twenty to twenty-nine: 0

- # monitored with a score less than thirty: 2
- # not yet monitored or pending review: 7

- Portfolio Monitoring
  - Not applicable ✓
  - Review pending  
  - No unresolved issues ✓
  - Unresolved issues found  
  - Unresolved issues found that warrant disqualification (Comments attached)

- Single Audit
  - Not applicable ✓
  - Review pending  
  - No unresolved issues ✓
  - Issues found regarding late cert  
  - Issues found regarding late audit  
  - Unresolved issues found that warrant disqualification (Comments attached)

- Portfolio Administration/Analysis
  - Not applicable ✓
  - Review pending  
  - No unresolved issues ✓
  - Unresolved issues found  
  - Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor  
Date 7/14/2004

Multifamily Finance Production

- Not applicable  
- Review pending  
- No unresolved issues ✓
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth  
Date 7/6/2004

Single Family Finance Production

- Not applicable  
- Review pending  
- No unresolved issues ✓
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
Date

Real Estate Analysis (Cost Certification and Workout)

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
Date

Community Affairs

- No relationship ✓
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF  
Date 7/13/2004

Office of Colonia Initiatives

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
Date

Financial Administration

- No delinquencies found ✓
- Delinquencies found  

Reviewer Stephanie A. D’Couto  
Date 7/13/2004

Executive Director: Edwina Carrington  
Executed: Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #**: 04285  
**Name**: Ole Town Apartments  
**City**: Jefferson

- LIHTC 9%  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

National Previous Participation Certification Received: N/A  
Noncompliance Reported on National Previous Participation Certification: No

### Portfolio Management and Compliance

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<td>ten to nineteen: 0</td>
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<td>twenty to twenty-nine: 0</td>
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**Projects in Material Noncompliance**

<table>
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<th>Yes</th>
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<tr>
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**Single Audit**

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<td>Issues found regarding late cert</td>
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<td>Issues found regarding late audit</td>
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<td>Unresolved issues found that warrant disqualification (Comments attached): No</td>
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**Portfolio Administration/Analysis**

- Not applicable
- Review pending
- No unresolved issues found that warrant disqualification (Comments attached)

**Multifamily Finance Production**

- Not applicable
- Review pending
- No unresolved issues
- Unresolved issues found that warrant disqualification (Comments attached)

**Single Family Finance Production**

- Not applicable
- Review pending
- No unresolved issues found that warrant disqualification (Comments attached)

**Real Estate Analysis**

- Not applicable
- Review pending
- No unresolved issues found that warrant disqualification (Comments attached)

**Community Affairs**

- No relationship
- Review pending
- No unresolved issues
- Unresolved issues found that warrant disqualification (Comments attached)

**Office of Colonia Initiatives**

- Not applicable
- Review pending
- No unresolved issues
- Unresolved issues found that warrant disqualification (Comments attached)

**Financial Administration**

- No delinquencies found
- Delinquencies found

**Executive Director**: Edwina Carrington  
**Executed**: Thursday, July 15, 2004
## Applicant Evaluation

**Project ID #:** 04287  
**Name:** Vista Hermosa Apartments  
**City:** Eagle Pass

- LIHTC 9% [✓]  
- LIHTC 4% [ ]  
- HOME [ ]  
- BOND [ ]  
- HTF [ ]  
- SECO [ ]  
- ESGP [ ]  
- Other [ ]

- No Previous Participation in Texas [ ]  
- Members of the development team have been disbarred by HUD [ ]  
- Members of the application did not receive the required Previous Participation Acknowledgement [ ]  

<table>
<thead>
<tr>
<th>National Previous Participation Certification Received:</th>
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<td>Noncompliance Reported on National Previous Participation Certification:</td>
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### Portfolio Management and Compliance

- Total # of Projects monitored: 17
- Projects grouped by score:
  - zero to nine: 17
  - ten to nineteen: 0
  - twenty to twenty-nine: 0

<table>
<thead>
<tr>
<th>Projects in Material Noncompliance</th>
<th>Yes</th>
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</table>

- # in noncompliance: 0
- # monitored with a score less than thirty: 17
- # not yet monitored or pending review: 4
- # of projects not reported: 0

### Portfolio Monitoring

- Not applicable [ ]
- Review pending [✓]
- No unresolved issues [✓]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

**Reviewed by:** Jo En Taylor  
**Date:** 7/14/2004

### Single Audit

- Not applicable [ ]
- Review pending [✓]
- No unresolved issues [ ]
- Issues found regarding late cert [ ]
- Issues found regarding late audit [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

### Portfolio Administration/Analysis

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

### Multifamily Finance Production

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [✓]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

**Reviewer:** S. Roth  
**Date:** 7/6/2004

### Single Family Finance Production

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

**Reviewer:**  
**Date:**

### Community Affairs

- No relationship [✓]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

**Reviewer:** EEF  
**Date:** 7/13/2004

### Office of Colonia Initiatives

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

**Reviewer:**  
**Date:**

### Real Estate Analysis (Cost Certification and Workout)

- Not applicable [ ]
- Review pending [ ]
- No unresolved issues [ ]
- Unresolved issues found [ ]
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

**Reviewer:** Stephanie A. D'Couto  
**Date:** 7/13/2004

### Financial Administration

- No delinquencies found [✓]
- Delinquencies found [ ]

**Reviewer:**  
**Date:** 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
## Applicant Evaluation

**Project ID #** 04288  
**Name:** Briarwood Apartments  
**City:** Kaufman

- LIHTC 9%  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD

### Portfolio Management and Compliance

- Total # of Projects monitored: 18
  - Projects grouped by score:
    - zero to nine: 18
    - ten to nineteen: 0
    - twenty to twenty-nine: 0

### Single Audit

- Projects in Material Noncompliance:
  - Yes [ ]  
  - No [ ]

- # in noncompliance: 0
  - # monitored with a score less than thirty: 18
  - # not yet monitored or pending review: 8

### Portfolio Administration/Analysis

- Not applicable
- Review pending [ ]  
- No unresolved issues [ ]  
- Issues found regarding late cert [ ]  
- Issues found regarding late audit [ ]  
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

### Multifamily Finance Production

- Not applicable [ ]  
- Review pending [ ]  
- No unresolved issues [ ]  
- Unresolved issues found [ ]  
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

### Single Family Finance Production

- Not applicable [ ]  
- Review pending [ ]  
- No unresolved issues [ ]  
- Unresolved issues found [ ]  
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

### Office of Colonia Initiatives

- Not applicable [ ]  
- Review pending [ ]  
- No unresolved issues [ ]  
- Unresolved issues found [ ]  
- Unresolved issues found that warrant disqualification (Comments attached) [ ]

### Financial Administration

- No delinquencies found [ ]  
- Delinquencies found [ ]

---

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #** 04290  
**Name:** L.U.L.A.C. Village Park Apartment  
**City:** Corpus Christi

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other

**Members of the development team have been disbarred by HUD:**  
☐ Yes  
☐ No

**Members of the application did not receive the required Previous Participation Acknowledgement:**  
☐ Yes  
☐ No

**National Previous Participation Certification Received:**  
☑ N/A  
☐ Yes  
☐ No

**Noncompliance Reported on National Previous Participation Certification:**  
☐ Yes  
☐ No

**Total # of Projects monitored:** 0

<table>
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<tr>
<th>Projects grouped by score</th>
<th>Total # of Projects monitored</th>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance</th>
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<tr>
<td>zero to nine</td>
<td>0</td>
<td>Yes ☐</td>
<td>0</td>
</tr>
<tr>
<td>ten to nineteen</td>
<td>0</td>
<td>No ✓</td>
<td>0</td>
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<tr>
<td>twenty to twenty-nine</td>
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<tr>
<td></td>
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**Portfolio Management and Compliance**

<table>
<thead>
<tr>
<th>Portfolio Monitoring</th>
<th>Single Audit</th>
<th>Portfolio Administration/Analysis</th>
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<tbody>
<tr>
<td>Not applicable ☐</td>
<td>Not applicable ☐</td>
<td>Not applicable ☐</td>
</tr>
<tr>
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<td>Review pending ☐</td>
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</tr>
<tr>
<td>No unresolved issues ☐</td>
<td>No unresolved issues ☐</td>
<td>No unresolved issues ☐</td>
</tr>
<tr>
<td>Unresolved issues found ☐</td>
<td>Issues found regarding late cert ☐</td>
<td>Unresolved issues found ☐</td>
</tr>
<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached) ☐</td>
<td>Issues found regarding late audit ☐</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) ☐</td>
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<tr>
<td>Reviewed by Jo En Taylor</td>
<td></td>
<td>Date 7/14/2004</td>
</tr>
</tbody>
</table>

**Multifamily Finance Production**

| Not applicable ☐ | Review pending ☐ | No unresolved issues ☐ | Unresolved issues found ☐ | Unresolved issues found that warrant disqualification (Comments attached) ☐ |
| Reviewed by S. Roth | Date 7/6/2004 |                        |                        |                        |

**Single Family Finance Production**

| Not applicable ☐ | Review pending ☐ | No unresolved issues ☐ | Unresolved issues found ☐ | Unresolved issues found that warrant disqualification (Comments attached) ☐ |
| Reviewed by ☐ | Date |                        |                        |                        |

**Real Estate Analysis**

| Not applicable ☐ | Review pending ☐ | No unresolved issues ☐ | Unresolved issues found ☐ | Unresolved issues found that warrant disqualification (Comments attached) ☐ |
| Reviewed by ☐ | Date |                        |                        |                        |

**Financial Administration**

| No delinquencies found ☑ | Delinquencies found ☐ |
|Reviewed by Stephanie A. D'Couto | Date 7/13/2004 |

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
Applicant Evaluation

Project ID #: 04291  
Name: Saltgrass Landing Apartments  
City: Rockport

- LIHTC 9% ☑  
- LIHTC 4% ☐  
- HOME ☐  
- BOND ☐  
- HTF ☐  
- SECO ☐  
- ESGP ☐  
- Other ☐

- No Previous Participation in Texas ☐  
- Members of the development team have been disbarred by HUD ☐

Members of the application did not receive the required Previous Participation Acknowledgement

- National Previous Participation Certification Received: N/A ☑  
- Yes ☐  
- No ☐

Noncompliance Reported on National Previous Participation Certification: Yes ☐  
- No ☐

Total # of Projects monitored: 4  
- # not yet monitored or pending review: 0  
- zero to nine: 4 Projects  
- ten to nineteen: 0  
- twenty to twenty-nine: 0

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<tr>
<th>Portfolio Monitoring</th>
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<td>No unresolved issues ☑</td>
<td>No unresolved issues ☐</td>
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<td>Issues found regarding late cert ☑</td>
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Reviewed by Jo En Taylor  
Date 7/14/2004

<table>
<thead>
<tr>
<th>Multifamily Finance Production</th>
<th>Single Family Finance Production</th>
<th>Real Estate Analysis (Cost Certification and Workout)</th>
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<tr>
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<td>Not applicable ☐</td>
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Reviewer S. Roth  
Date 7/6/2004  
Reviewer  
Date

<table>
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<tr>
<th>Community Affairs</th>
<th>Office of Colonia Initiatives</th>
<th>Financial Administration</th>
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<tr>
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</table>

Reviewer EEF  
Date 7/13/2004  
Reviewer  
Date

Executive Director: Edwina Carrington  
Executed: Thursday, July 15, 2004
Applicant Evaluation

Project ID # 04293  Name: Lantana Southridge Apartments  City: Beeville

LIHTC 9% ☑  LIHTC 4% ☐  HOME ☐  BOND ☐  HTF ☐  SECO ☐  ESGP ☐  Other ☐

☐ No Previous Participation in Texas  ☐ Members of the development team have been disbarred by HUD

☐ Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: ☑ N/A  ☐ Yes  ☐ No

Noncompliance Reported on National Previous Participation Certification: ☑ Yes  ☐ No

Total # of Projects monitored: 4

Projects zero to nine: 4

Projects grouped by score:
  ten to nineteen: 0
  twenty to twenty-nine: 0

# not yet monitored or pending review: 0

Projects in Material Noncompliance

Yes ☑  No ☐

# in noncompliance: 0

Portfolio Monitoring

Projects not reported in application: Yes ☑  No ☐

Portfolio Administration/Analysis

Date 7/14/2004

Projects not reported: ☐

Multifamily Finance Production

Not applicable ☑

Review pending ☐

No unresolved issues ☑

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth

Date 7/6/2004

Single Audit

Not applicable ☑

Review pending ☐

No unresolved issues ☑

Issues found regarding late cert ☐

Issues found regarding late audit ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer

Date

Single Family Finance Production

Not applicable ☐

Review pending ☑

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer

Date

Real Estate Analysis (Cost Certification and Workout)

Not applicable ☐

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer

Date

Financial Administration

No delinquencies found ☑

Delinquencies found ☐

Reviewer Stephanie A. D’Couto

Date 7/13/2004

Community Affairs

Not applicable ☑

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF

Date 7/13/2004

Office of Colonia Initiatives

Not applicable ☐

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer

Date

Office of Colonia Initiatives

Not applicable ☐

Review pending ☐

No unresolved issues ☐

Unresolved issues found ☐

Unresolved issues found that warrant disqualification (Comments attached)

Reviewer

Date

Financial Administration

No delinquencies found ☑

Delinquencies found ☐

Reviewer Stephanie A. D’Couto

Date 7/13/2004

Executive Director: Edwina Carrington  Executed: Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #** 04294  
**Name:** Lantana Northridge Apartments  
**City:** Beeville

- LIHTC 9% ✓  
- LIHTC 4% □  
- HOME □  
- BOND □  
- HTF □  
- SECO □  
- ESGP □  
- Other □

- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement

**National Previous Participation Certification Received:** ✓ N/A  
**Noncompliance Reported on National Previous Participation Certification:** □ Yes □ No

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<tr>
<th>Portfolio Management and Compliance</th>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance:</th>
<th>Projects not reported in application</th>
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</tbody>
</table>

**Portfolio Monitoring**  
- Not applicable ✓  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewed by Jo En Taylor  
**Single Audit**  
- Not applicable ✓  
- Review pending □  
- No unresolved issues □  
- Issues found regarding late cert □  
- Issues found regarding late audit □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewed by S. Roth  
Date 7/6/2004

**Portfolio Administration/Analysis**  
- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Date 7/14/2004

**Multifamily Finance Production**  
- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer S. Roth  
Date 7/6/2004

**Office of Colonia Initiatives**  
- Not applicable □  
- Review pending □  
- No unresolved issues □  
- Unresolved issues found □  
- Unresolved issues found that warrant disqualification (Comments attached) □

Reviewer EEF  
Date 7/13/2004

**Financial Administration**  
- No delinquencies found □  
- Delinquencies found □

Reviewer Stephanie A. D’Couto  
Date 7/13/2004

**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004
**Applicant Evaluation**

**Project ID #** 04295  
**Name:** La Mirage Villas  
**City:** Perryton

- LIHTC 9% ✓  
- LIHTC 4%  
- HOME  
- BOND  
- HTF  
- SECO  
- ESGP  
- Other  
- No Previous Participation in Texas  
- Members of the development team have been disbarred by HUD  
- Members of the application did not receive the required Previous Participation Acknowledgement

**National Previous Participation Certification Received:**  
- N/A  
- Yes ✓  
- No

**Noncompliance Reported on National Previous Participation Certification:**  
- Yes ✓  
- No

---

**Portfolio Management and Compliance**

<table>
<thead>
<tr>
<th>Total # of Projects monitored: 20</th>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance: 0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projects grouped by score</td>
<td>Projects not reported in application</td>
<td></td>
</tr>
</tbody>
</table>
| zero to nine: 20                  | Yes ✓  
| ten to nineteen: 0                | No  
| twenty to twenty-nine: 0          | # monitored with a score less than thirty: 20 |
|                                   | # not yet monitored or pending review: 7 |

**Portfolio Monitoring**

- Not applicable  
- Review pending ✓  
- No unresolved issues ✓  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor  
**Date:** 7/14/2004

**Single Audit**

- Not applicable  
- Review pending ✓  
- No unresolved issues  
- Issues found regarding late cert  
- Issues found regarding late audit  
- Unresolved issues found that warrant disqualification (Comments attached)

**Portfolio Administration/Analysis**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

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**Multifamily Finance Production**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth  
**Date:** 7/6/2004

**Single Family Finance Production**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date**

**Real Estate Analysis (Cost Certification and Workout)**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date**

**Community Affairs**

- No relationship ✓  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF  
**Date:** 7/13/2004

**Office of Colonia Initiatives**

- Not applicable  
- Review pending  
- No unresolved issues  
- Unresolved issues found  
- Unresolved issues found that warrant disqualification (Comments attached)

Reviewer  
**Date**

**Financial Administration**

- No delinquencies found ✓  
- Delinquencies found  

Reviewer Stephanie A. D'Couto  
**Date:** 7/13/2004

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**Executive Director:** Edwina Carrington  
**Executed:** Thursday, July 15, 2004