BOARD MEETING OF JUNE 27, 2005
Beth Anderson, Chair
C. Kent Conine, Vice-Chair

Patrick R. Gordon, Member
Vidal Gonzalez, Member
Shadrick Bogany, Member
Norberto Salinas, Member
MISSION

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TO HELP TEXANS ACHIEVE AN IMPROVED QUALITY OF LIFE THROUGH THE DEVELOPMENT OF BETTER COMMUNITIES
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_____________________, Presiding Officer
BOARD MEETING
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
William B. Travis Building, 1701 Congress, Room 1-104, Austin, Texas 78701
Monday, June 27, 2005  9:30 a.m.

A G E N D A

CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM

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

The Board of the Texas Department of Housing and Community Affairs will meet to consider and possibly act on the following:

ACTION ITEMS

Item 1  Presentation, Discussion and Possible Approval of Minutes of Board Meeting of Elizabeth Anderson
May 26, 2005

Item 2  Presentation, Discussion and Possible Approval of Housing Tax Credit Items: Elizabeth Anderson
a) Proposed Housing Tax Credit Amendments for:
   02112  Town Parc, Nacogdoches, Texas
   04089  Villas of Forest Hill, Texas
   02037  Villa Hermosa, Crystal City, Texas
   04167  Oxford Place, Houston, Texas
   04224  Commons of Grace, Houston, Texas

b) Housing Tax Credit Extensions for Construction Loan Closings for:
   04036  Villa Del Sol, Brownsville, Texas
   04037  Las Canteras, Pharr, Texas
   04058  Spring Oaks Apartments, Balch Springs, Texas
   04157  Samaritan House Apartments, Ft. Worth, Texas
   04160  Village on Hobbs Road Apts., League City, Texas

c) Board Review of Recommendations of Department Staff and Issuance of Approved Applications from the Following List of all Applications Submitted For the 2005 Housing Tax Credit Competitive Cycle

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Item 3  Presentation, Discussion and Possible Approval of Multifamily Bond Program:  

a) Inducement Resolution Declaring Intent to Issue Multifamily Housing Mortgage Revenue Bonds for Developments Throughout the State of Texas and Authorizing the Filing of Related Applications for the Allocation of Private Activity Bonds with the Texas Bond Review Board For Program Year 2005 (2005 Waiting List)
   2005-041  Airport Blvd. Apartments, Houston, Texas
   2005-044  Creekside Manor Senior Community, Killeen, Texas

b) Proposed Issuance of Multi-Family Mortgage Revenue Bonds and Four Percent (4%) Housing Tax Credits with TDHCA as the Issuer For: Prairie Ranch, Grand Prairie, Texas, in an Amount Not to Exceed $13,000,000 and Issuance of a Determination Notice (Requested Amount of $495,337 and Recommended Amount of $495,337)

Item 4  Presentation, Discussion and Possible Approval of Programmatic Items:  

a) Approval of Section 8 Program Public Housing Authority Plan - Five Year Plan and FY 2005 Plan

b) Approval of Funding Plan for Housing Trust Fund Capacity Building Program

c) HOME Program Appeal for Alpha Concepts, Inc., Orange, Texas

d) Approval of HOME Program Special Contract to the City of Kaufman for Repairs To a HOME Program Participants Residence in the amount of $50,000 in Program Funds and $2,000 in Administrative Funds

e) Approval of Mortgage Credit Certificate Program for First Time Homebuyers

f) Approval to Increase Area Median Family Income for First Time Homebuyer Program

Item 5  Presentation, Discussion and Possible Approval of Audit Committee Report:  

a) Internal Audit Report – TDHCA Compliance with Texas Whistleblower Act

b) Status of Prior Audit Issues

c) HUD On-site Monitoring of Environmental Procedures (HOME & Emergency Shelter Grants Program)

d) Status of Internal/External Audits

EXECUTIVE SESSION

A. The Board may go into executive session (close its meeting to the public) on any agenda item if appropriate and authorized by
the Open Meetings Act, Texas Government Code, Chapter 551

B. The Board may go into executive session Pursuant to Texas Government Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee of TDHCA.

C. Consultation with Attorney Pursuant to §551.071, Texas Government Code:
1. With Respect to pending or contemplated litigation styled Hyperion, et Al v. TDHCA, filed in Federal Court
2. Other pending or contemplated litigation, settlement offers or matters under Texas Government Code §551.071(2) unknown at the time of posting

OPEN SESSION
Action in Open Session on Items Discussed in Executive Session

REPORT ITEMS
Executive Directors Report
1. Department Outreach Activities – Meetings, Trainings, Conferences, Workshops for May, 2005
2. Progress of Agency Moving Plans
3. Presentation at UCP Annual Meeting
4. Board Meetings: June 27, 2005 to be held at the William B. Travis Building; July 14, 2005 to be held at TDHCA Offices; July 27, 2005 to be held at the State Capitol Auditorium; August 19, 2005 to be held at the State Capitol Auditorium
5. Report on Uncommitted Allocation Available of Single Family Mortgage Loan Proceeds
6. Status of Construction Fees Collections

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact the Board Secretary, Delores Groneck, TDHCA, 507 Sabine, Austin, Texas 78701, 512-475-3934 and request the information.

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Delores Groneck, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.

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

BOARD ACTION REQUEST
JUNE 27, 2005

Action Item
Board Minutes of May 26, 2005.

Required Action
Review of the minutes of the Board Meetings and make any necessary corrections.

Background
The Board is required to keep minutes of each of their meetings. Staff recommends approval of the minutes.

Recommendation
Approve the minutes with any requested corrections.
BOARD MEETING  
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
507 Sabine, Room 437, Austin, Texas 78701  
May 26, 2005  8:30 a.m.

Summary of Minutes

CALL TO ORDER, ROLL CALL  
CERTIFICATION OF QUORUM  
The Board Meeting of the Texas Department of Housing and Community Affairs of May 26, 2005 was called to order by the Chair of the Board Elizabeth Anderson at 8:45 a.m. It was held at the Texas Department of Housing and Community Affairs Boardroom, 507 Sabine, Austin, Texas. Shad Bogany was absent. Roll call certified a quorum was present.

Members present:  
Elizabeth Anderson – Chair  
C. Kent Conine -- Vice Chair  
Patrick Gordon – Member  
Norberto Salinas – Member  
Vidal Gonzalez – Member (joined the meeting in progress)  

Staff of the Texas Department of Housing and Community Affairs was also present.

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

Ms. Anderson called for public comment and the following either gave comments at this time or preferred to wait until the agenda item was presented.

Board Member Pat Gordon recused himself from any discussions involving the Cedar Oaks project as he has a potential conflict of interest.

Joe Wardy, Mayor, City of El Paso, Texas  
Mayor Wardy stated that tax credit housing in El Paso is a very welcome addition to their community that addresses both a void and critical housing stock and provides necessary gap financing for this type of housing development. El Paso is slowly establishing a relationship with TDHCA and he looks forward to fostering a positive relationship moving forward. He felt there are many checks and balances lacking in the current tax credit system which leaves much to be desired in terms of protections for municipal governments. Due to a lack of sufficient notice about the activities of TDHCA they have to address a controversial issue with residents that may or may not have an appropriate outcome for one affected neighborhood. He felt there is a fundamental disconnect between private developers making application to the Department for tax credits and the planning considerations of the City of El Paso.

When the Cedar Oaks project began both the developer and the City of El Paso were asked to live by a certain set of rules for the issuance of low-income tax credits. The applications for Cedar Oaks was originally denied by TDHCA, but HUD changed the definition as to what constitutes a difficult development area. This lead to a new interpretation of the qualifications of Cedar Oaks to receive these tax credits. Rather than viewing the application as a new application TDHCA made a decision about the eligibility of Cedar Oaks based on the new HUD definitions. TDHCA allowed a hugely controversial and contentious development to glide under the radar putting this project back on the table with no public knowledge or oversight. He felt this was unacceptable and he stated the city council has taken a strong position on this issue and instructed their legal department to look at any and all possible solutions. They are waiting documentation from TDHCA and will review it in great detail.
He felt all the rules of the process were not followed and TDHCA did not contact his office and offer to conduct a physical inspection of the development site and provide a consultation about this project. The City reserves any and all remedies to this situation pending a full and complete evaluation of the documentary evidence. He asked that notification requirements be expanded to municipalities when projects will be considered for tax credit approval or placement on a waiting list. The legal department of any affected municipality should also be notified.

Vivian Rojas, District #7 City Council Representative, El Paso, Texas

Ms. Rojas stated she was in attendance to express her opposition regarding the Cedar Oak Townhomes, #04070. She also had concerns regarding the way that this project has been revived after it was rejected on July 13, 2004 and also recommended for rejection at the July 28, 2004 Board Meeting. The project was not recommended as the market study was not self-contained and did not include a summary form or a rent comparison matrix. There are several low-income housing units within one mile of the proposed development along with 236 Section 8 units.

She felt because the application was terminated before it could be funded, a new application had to have been submitted and there would have had to been a new public hearing and scoring should have taken place. She asked the Board to direct staff to prevent the certification of Cedar Oak Townhomes for tax credits until it can be determined whether or not TDHCA’s rules were properly followed regarding Cedar Oak Townhomes. She asked also that the tax credits be revoked until a new hearing is held and all the elected officials are notified to present their opposition to this project in a timely manner.

Katherine Saunders, Senator Eliot Shapleigh’s Office, Austin, Texas

Ms. Sanders stated that Senator Shapleigh could not be at this meeting as he is at the Capitol for the last week of the legislative session. He requested that his letter be read into the record which stated:

"Dear Governing Board Members and Ms. Carrington: The Texas Department of Housing and Community Affairs board is tasked with one of the most difficult roles in the state government. Your body helps to shape the communities of tomorrow. Unfortunately, you are often maligned for objectively and conscientiously fulfilling your obligation by the very communities to which you are so committed. As a representative of one of those communities, I want to apologize for the accusations of wrongdoing to which you have been subjected. Both the Board and Executive Director Carrington have consistently been fair and careful in determining affordable housing developments. Moreover, you have held yourself to the highest ethical standards when making decisions that will affect communities. I would like to especially extend an apology to Mr. Pat Gordon, a citizen of my community, who has followed the letter of the law, and the highest ethical standards in recusing himself from any consideration of issues relating to the Cedar Oak development, and as a result, was the target of unfounded allegations and innuendo that border on slander at a recent El Paso City Council meeting.

Since 1997, as El Paso's State Senator, I have been a vocal advocate for El Paso and the entire border region. I have watched for years as border community leaders, El Paso's included, have demanded their fair share of state resources and then spent considerable energy fighting over who gets the biggest slice. This infighting causes immeasurable harm to the community by acting as a barrier to growth and development. In today's board meeting, you will witness this political wrangling first hand. What you will see is a fight to control the tax credits in El Paso, not a good faith complaint about your agency, or decisions made by the TDHCA board. You will hear arguments about neighborhood concerns. You will hear allegations of wrongdoing by the Board, and you will hear threats of a lawsuit. I know you will hear this rhetoric, because it has all been used before in previous efforts by one group to monopolize all the low-income housing tax credits in the El Paso market. Enclosed is a letter that I wrote in October of 2004 to a constituent about similar unfounded allegations and innuendo that border on slander at a recent El Paso City Council meeting.

I write today to provide a balanced voice to counter the political pandering couched in representing the constituency. TDHCA is charged with the difficult task of distributing limited housing credits to a state with overwhelming need for more affordable housing. The guidelines and process for determining how best to distribute those funds has been vetted over the years, and comprehensively and fairly evaluate every
project to determine the best development proposal. I feel certain that TDHCA's process, which has been open and fair in the past, allows for all interested parties to express their views on a proposed development. Whether in El Campo or in El Paso, the people deserve to participate in the process, voice their concerns and make sure that government works for them. Certainly, the people of my El Paso deserve notices as provided by law, and an opportunity to voice their concerns. But the need for affordable housing is a macro-issue that must be addressed by considering the needs and voices of the entire community, not just the most vocal members. Providing quality affordable housing is a concern that we all must share, so that more Texans can share in the American dream. Thank you for your continued efforts to help communities provide quality affordable housing options for their citizens. I look forward to working with you to help El Pasoans reach the American dream. Thank you."

Presi Ortaga, El Paso City Council, El Paso, Texas
Ms. Ortaga stated this was the first time that she has heard of the opinion or the letter from Senator Shapleigh. She stated the people she represents are concerned about safety as there is a tremendous amount of traffic on the roads that citizens would travel for the Cedar Oaks Townhomes project and someone could get hurt. She felt it was not good to learn second hand that El Paso has a designation for a difficult-to-develop community.

Barbara Perez, County Commissioner, El Paso, Texas
Ms. Perez stated she is a former three term city council representative, a school board trustee, and is county commissioner for Precinct 1 in east El Paso. She wished to communicate her dissatisfaction with TDHCA and the approval of the tax credits for this development. The TDHCA has yet to request of the City or the County of El Paso a resolution supporting the Cedar Oak tax credits but there was resolution from the City of El Paso opposing this project.

She was opposed to clustering of 160 family units into one relatively small and highly congested area, which already has 338 low income units within a one linear mile. The proposed site is surrounded by four very high traffic intersections as well as a congested strip shopping center, and a truck transportation facility directly across the street from the housing development. She felt that the state and developer have an obligation to work together with the local entities to ensure safe development for issuing housing tax credits. She has worked with Mr. Monty and Investment Builders in the past on two other projects and have found them to be very sensitive to the community needs in the past but was surprised by his insistence to continue with this development, despite the community's outcry.

Her frustration came from the fact that the state agencies should not be determining local housing development projects without complete participation from the local communities and its elected officials. The County of El Paso has never been advised of the re-entry of this development and it was never asked for a resolution from TDHCA on this project. She asked that the Board will consider these comments for future action involving this matter.

Kevin J. Camacho, El Paso, Texas
Mr. Camacho stated he was in opposition to the Cedar Oaks #04070 and stated that the controversy is tearing at the heart at the soul of the university and the community and it is not the best times for their neighborhood. He felt they were not afforded the opportunity to provide public input.

Hector Herrera, El Paso, Texas
Mr. Herrera was in opposition to the Cedar Oak project as with this project they will have 771 apartment units and 738 single unit homes in their neighborhood and the asked the Board to consider the safety aspects of the situation and the unbalanced leverage created by this clustering of affordable housing.

Suzy Shewmaker, Keller Williams Realty, El Paso, Texas
Ms. Shewmaker stated she lives in the Las Palmas neighborhood and there are 771 apartment units in this area. She further stated that the nearest schools are 2.8 miles away and children will have to be bused. She stated that they appreciate tax credit money in El Paso and appreciate the Board and bond money and need all of those things but they do not need the Cedar Oaks project.
Arthur Fierro, El Paso, Texas
Mr. Fierro stated he was in opposition to Cedar Oaks Townhomes projects as any additional low-income homes or units will overburden already crowded schools.

Dora Oaxaca, State Rep. C. Quintanilla’s Office, Austin, Texas
Ms. Oaxaca stated she is the Chief of Staff for Rep. Quintanilla and was surprised by Senator Shapleigh’s letter. El Paso does need affordable housing but they need it in a different area than what is proposed by Cedar Oaks Townhomes. She was opposed on the behalf of Rep. Quintanilla on the flawed application process that the Board approved on forcing this project on an area that is not prepared to carry on this multifamily complex. She read into the record the letter from Rep. Quintanilla which stated:

"Dear Ms. Carrington and Board: On behalf of my constituents in District 75 and specifically for those families that live in East El Paso located nearby Cedar Oak Drive, Pendale Road, Pelicano Drive, and George Dieter Drive, I voice my strong opposition for the Cedar Oak Townhome Limited Apartment 2004 housing tax credit awarded to them in 2004. Although I received a response from your office for the letter I submitted to you on April 20, 2005, and upon reviewing the explanation for the award of this project, my opposition remains the same. And I insist that this award must be revoked because it violates a state code, rules and regulation and should be immediately reconsidered under the board.

Once again, as stated in my April 20, 2005, letter, I reiterate the following. In a letter dated and mailed to you on July 16, 2004, I commended TDHCA for not recommending the project on July 13, 2004, and applauded the governing board's decision for denying the appeal on July 28, 2004. I requested this letter to be read and entered in the July 28 board meeting. As per the meeting, the board denied the appeal, and pursuant to Title 10 General Government Code, Section 2306.6715, Appeal (2)(e) and (d) the decision of the board regarding the appeal is final. Unfortunately, it was brought to my attention by my community by the Cedar Oak project that this project was resurrected in November 2005, and awarded 2004 housing tax credits in December of 2004. “As per our meeting held with you, Ms. Carrington, on April 19, and after reviewing several documents pertinent to the Cedar Oaks award, I believe staff recommendations may have led to a violation of TDHCA rules and regulation, TDHCA's staff's omission of critical information to the governing board that might have led to the Board's awarding of the housing tax credits for this project.

The following are state codes that I believe violate the resurrection and award to the Cedar Oak project. At the very least, pursuant to Section 2306.0661 public hearings, state public elected officials and community should have been warranted notice for the reopening or consideration of this project. However, on December 2004 -- on your December 2004 meeting, the governing board was not provided previous public record, and was not given my opposition letter to this project. The staff failed to consider their past recommendation for Cedar Oak, and the reason as to why it was not recommended. The market study was not self-contained. Did not include a summary, form or rent comparison matrix. Did not calculate an accurate demand, and did not calculate unstabilized market supply. The underwriter calculated an inclusive capture rate of over 25 percent. The anticipated deferred developer fee could not be repaid within 15 years. Pursuant to Section 2306.6703, ineligibility for consideration and Section 2306.6055 market analysis, the application fails to meet consideration and demand. According to state records, there are currently 338 units of low-income housing tax credit in zip code 79936. And within one linear mile of the proposed development, there is in existence 111 low-income housing tax credit units plus 236 units of Section 8 subsidized housing.

I reiterate, this clearly demonstrates an overabundance of low-income housing and public housing in the immediate area of the proposed development. The application was denied and final, pursuant to Section 2306.6715, Appeal 2(e) and (d). In addition, pursuant to Section 2306.6724 (e) and (f), deadlines for allocation of low-income housing credits clearly states the Board shall issue a list of approved applications each year in accordance with the Qualified Allocation Plan no later than June 30, and issue final commitments for allocations of housing tax credit each year in accordance with the Qualified Allocation Plan no later than July 31. According to our research, Cedar Oak was not listed or committed by the Board. Therefore as repeatedly stated, I believe this award must be revoked because it violates
our state code rules and regulation and should be immediately reconsidered under the Board. I trust your cooperation in this matter, and look forward to a good response. Please contact me. Thank you.”

She then read another letter into the record from Congressman Reyes which stated:

"Dear Ms. Carrington: I am writing to express serious concern about the lack of due diligence undertaken by the Texas Department of Housing and Community Affairs in the approval and issuance of housing tax credits for the proposed Cedar Oak Townhomes project in El Paso, in my congressional district. As you know from past communications that I have had with TDHCA regarding tax credit projects in El Paso, there is no question about our need for affordable housing, as clearly reflected in the demographics of our community. However, I strongly object to TDHCA's continued poor communication, lack of information, insufficient notification and inferior planning that results in recurring acrimony over projects like Cedar Oaks. Frankly, I am finding it more and more difficult to seek out much needed funding in Washington when I get negative feedback from colleagues and administration officials about in-fighting in the community. I understand the difficulty that TDHCA faces in ceding affordable housing in communities and neighborhoods that have objections or that might appear to support these initiatives as long as they are not listed "in their backyard." This makes it more critical than ever that you implement a thorough and transparent strategic plan and follow rules and regulations, including mechanisms for properly including neighborhoods, elected officials and city planning personnel in the process.

By doing so, I believe you would find neighborhoods in El Paso and around Texas much more receptive to the idea of placing affordable housing in their neighborhoods. And it is more likely that you will be able to match projects with neighborhoods, if they are based on factual planning and buy-in from the community. In this regard, I strongly suggest that before TDHCA approves projects like Cedar Oak you re-evaluate the process you use for this selection to ensure it is a good fit with the city's consolidation plan. The neighborhoods, whether they support the project or not, feel they have been given appropriate consideration, and that all relevant factors be weighed in the decision. While this would necessitate a more lengthy and detailed process, in the end, it will better meet the affordable housing needs in our community. As always, your attention to this matter is greatly appreciated. Please do not hesitate to contact me or my staff should you need additional information. Silvestre Reyes, Member of Congress." Thank you once again. I appreciate the cooperation from TDHCA with the requests that our office has recently requested from you. Ms. Alana Pinedo has been a wonderful help to our office as well.

But we do stand together, and there is only one elected official that is against this project. And it doesn't make sense, when the community, when the county commissioners and together against this, when the city council is against this, when the Congressman sees problems with this process, and when State Representative Quintanilla also has his concerns on the table for a flawed process that should have never been awarded. Mr. Salinas, thank you for being here, and I request to you that you look at this, because there is a need for affordable housing in El Paso, but this project does not belong there, sir. Thank you”

Frank S. Ainsa, Jr., Investment Builders, El Paso, Texas
Mr. Ainsa stated notice of TDHCA proceedings and transparency in public affairs is statutorily mandated and asked that efforts be made to increase notice procedures to cities and counties. He felt the problems were with the city. He stated construction financing is in place and construction is underway.

Keith Puhlman, Investment Builders, Inc., El Paso, Texas
Mr. Puhlman gave his time to Mr. Ainsa.

Ike Monty, Investment Builders, Inc., El Paso, Texas
Mr. Monty stated the site for Cedar Oak Townhomes is a good site and the city granted the permits and his company is in the construction stage of the project. They have offered to meet with representatives of the neighborhood and held a meeting but no one showed up.

Mariann Alvarado, Investment Builders, Inc., El Paso, Texas
Ms. Alvarado gave her time to Mr. Monty.
Granger MacDonald, Developer, Kerrville, Texas
Mr. MacDonald stated that Region 9 urban has ten projects that were submitted this year. Three are in New Braunfels and seven are in San Antonio. He stated that the New Braunfels market will never be able to compete with the San Antonio market and as New Braunfels does not have access to HOME funds and do not have organized neighborhood groups it was his feeling that this was unfair to New Braunfels.

Mark Mayfield, Marble Falls Housing Authority, Marble Falls, Texas
Mr. Mayfield stated they have two applications in the TBRA program and one is in Region 7 and one in Region 9. He asked for favorable consideration of these projects.

Annette Pegram, Shepherd Land Housing, Bedford, Texas
Ms. Pegram read a letter into the record concerning the treatment of her application in the 2005 tax credit round which stated:

"Dear Ms. Carrington. I would like to comment on the Department's decision that resulted in the unfair treatment of my application in the 2005 9 percent tax credit round. I am very concerned about the Department's treatment of applications regarding the scoring of quantifiable community participation for neighborhood organizations. The Agency has permitted an upward adjustment in an applicant's score after the submission deadline. The QAP clearly states the requirements for applicants to receive the allotted points for each scoring criteria. On April 26, the Agency issued application 05029 a score of 13 points for quantifiable community participation with no noted deficiencies. On May 12, the Agency reissued applicant 05029 a score of 24 points under this scoring criteria. 49.9(g)(2) of the QAP states that three reasons for support must be provided by the neighborhood organization by the submission deadline in order for applicants to receive the full 24 points. Neighborhood organizations submitting two reasons of support would yield 18 points to the applicant, and a neighborhood organization submitting only one reason would result in 13 points to the applicant.

"All indications are that the neighborhood organizations submitting applicant 05029 only submitted one reason with this initial application, which warranted 13 points initially received by the applicant, and not the full 24 points they were reissued on May 12. This type of treatment of applications jeopardizes the integrity of the application process and results in the unfair treatment of viable applications. It is my belief that all applicants should be held to the same standard. If applicant 05029 felt he was deserving of a better score, it appears to me that he should have gone through the formal appeals process. But under no circumstances should he have been arbitrarily given additional points by the Department. The treatment of application 05029 has resulted in my application not receiving consideration as a priority application by TDHCA Underwriting and ultimately may impact his ability to receive a recommendation for credits. It is our hope that going forward, the Board will restore our initial status and give our application every consideration for an allocation of tax credits as a priority application. Thank you in advance for your help in resolving this issue. We look forward to any corrective steps that the Board may take to ensure the proper ranking of our application. Sincerely, Ron Pegram, General Partner." Thank you.

Phyllis Varnon, FUTURO Communities, Uvalde, Texas
Ms. Varnon did not give any comments.

R. David Kelly, Carleton Residential, Dallas, Texas
Mr. Kelly did not give any comments.

Lester Nevels, Frazier Fellowship, Dallas, Texas
Mr. Levels did not give any comments.

Willie Alexander, South Union Place Apartments, Houston, Texas
Mr. Alexander did not give any comments.

Marie Kentmann, Boston, Mass.
Ms. Kentmann did not give any comments.
Dick Kilday, Kilday Realty Corp., Houston, Texas
Mr. Kilday did not give any comments.

Darrell Jack, Apartment Market Data, San Antonio, Texas
Mr. Jack did not give any comments.

ACTION ITEMS

(1) Presentation, Discussion and Possible Approval of Minutes of Board Meeting of April 7, 2005
Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the minutes of the Board Meeting of April 7, 2005.
Passed Unanimously

(2) Statement of Use of the Alternative Dispute Resolution (ADR) for the 2005 Housing Tax Credit Application Cycle
Ms. Anderson read a statement into the record concerning the use of the Alternative Dispute Resolution and no action was needed on this item. This statement was: “For the 2005 tax credit cycle, the Department will administer a process for ADR that is consistent with 2306.082 of the Texas Government Code, 49.17(h) of the 2005 Qualified Allocation Plan and Rules which encourages the use of appropriate ADR procedures under the Governmental Dispute Resolution Act, which is Chapter 2009 of the Texas Government Code, to assist in resolving disputes under the Department's jurisdiction, and consistent with Chapter 10 of the Texas Administrative Code 1.17, which is the general policies and procedures for alternative dispute resolution and negotiated rule making. The ADR process for the 2005 housing tax credit application cycle will run concurrently with the 2005 application cycle to the extent that the request for ADR is made while the cycle is still open. The Board decision on ADR disputes is final. But I think the distinction for 2005 is that we are running, we will run this process in parallel with the appeals process. And the Board and the Department is committed to the appropriate use of alternative dispute resolution as a means to resolve disputes under our jurisdiction.

(3) Presentation, Discussion and Possible Approval of Housing Tax Credit Items:
   a) Proposed Housing Tax Credit Amendments for:
      02457 The Park at Kirkstall, Spring, Texas
Ms. Carrington stated this is a 2002 transaction and is an allocation of tax-exempt bonds and 4% tax credits. Due to an oversight, ten SEER air-conditioning and refrigerators were put in as opposed to what the requirement was at that time. The application has submitted substitutions that the staff feels are acceptable and staff is recommending that these three amenities be included as substitutions for what was due in this particular development.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 02457, The Park at Kirkstall of Spring, Texas.
Passed Unanimously

02420 The Park at Shiloh, Tyler, Texas
Ms. Carrington stated this project also has ten SEER air conditioning units and they have proposed three amenities and staff is recommending approval.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 02420, The Park at Shiloh, Tyler, Texas.
Passed Unanimously

02007 Portside Villas Apartments, Ingleside, Texas
Ms. Carrington stated this is also a 2002 transaction which was a forward commitment. There was an error in the application on calculating the total number of one and two bedroom units.
The developer has submitted additional information and they will be using all but $418 of their original allocation of credits. This was tabled at the April Board Meeting. Staff is recommending the unit mix change of adding two low-income units to this mix of units.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 02007, Portside Villas Apartments, Ingleside, Texas. Passed Unanimously

**04260 Towne Park Fredericksburg II, Fredericksburg, Texas**
Ms. Carrington stated this item was tabled at the April Board Meeting. It is a 2004 transaction and staff is recommending the unit mix be approved.

**Les Kilday, Kilday Realty Corp., Houston, Texas**
Mr. Kilday stated the syndicator is the same syndicator and the permanent lender is the same permanent lender and cross-easements are being put together now which will enable two projects to share the same clubhouse and a pool will be built.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04260, Towne Park Fredericksburg II, Fredericksburg, Texas. Passed Unanimously

At this time Public Comment was re-opened and comments were taken.

**Ron Anderson, Housing and Community Services, Inc., San Antonio, Texas**
Mr. Anderson stated he is speaking on the Vista Verde 1 and 11 project which is two projects next to each other with a combined 190 units. These units need to make a number of improvements and they want to use tax credits to do this.

**Benoveva T. Carrejo, San Antonio, Texas**
Ms. Carrejo asked for tax credits so they can have new appliances, central air and ramps for the disabled.

**Elsie Gomez, San Antonio, Texas**
Ms. Gomez stated they support the tax credits for rehabilitation for this project as they need air conditioning and other repairs to be made.

**Maria Elena Rico, San Antonio, Texas**
Ms. Rico asked for funding to support this project and to do the repairs needed.

**04024 South Union Place Apartments, Houston, Texas**
Ms. Carrington stated this was also tabled at the April Board Meeting. The request today does differ from the request that was made at the April meeting. They originally had 31 transitional units set aside and it was determined by the syndicator that the funds for those units would reduce the basis on the transaction. The proposal is to substitute 12 transitional units for the 31 original proposed. Staff is recommending approval of this change.

**John Barineau, Developer, Houston, Texas**
Mr. Barineau stated they have a financing commitment and are in the development process.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04024, South Union Place Apartments, Houston, Texas. Passed Unanimously

**04085 Redwood Heights, Houston, Texas**
Ms. Carrington stated the applicant is requesting to remove the transitional equipment the requirement to set-aside 25% of the units in the developments as transitional housing which was worth 5 points. They are changing their income targeting for this development and by changing
this targeting it would be equivalent to an additional two points when they lose the five points for transitional They would have still received an allocation with the scoring adjustment.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04085, Redwood Heights, Houston, Texas. Passed Unanimously

02475 Providence on the Park, Dallas, Texas
Ms. Carrington stated this is a 2002 tax credit and bond allocation and they are requesting to increase the number of buildings from 14 to 18. The city council requested the change and staff is recommending the increase.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the amendment for 02475, Providence on the Park, Dallas Texas. Passed Unanimously

02149 Madison Point, Dallas, Texas
Ms. Carrington stated they are requesting a reduction in the number of residential buildings from eleven to nine because of architectural engineering and soil study gradings which would not allow the original number of buildings that had been proposed. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the amendment for 02149, Madison Point, Dallas, Texas. Passed Unanimously

03009 Forest Park Apartments, Bryan, Texas
Ms. Carrington stated this is a 2003 tax credit project which is requesting to reduce the number of buildings from ten to nine because they are installing a second driveway and there are drainage issues. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the amendment for 03009, Forest Park Apartments, Bryan, Texas. Passed Unanimously

04058 Spring Oaks Apartments, Balch Springs, Texas
Ms. Carrington stated this is a 2004 tax credit project which is requesting to reduce the number of buildings from ten to eight due to drainage and wetlands issues. They are also asking to reduce the ceiling height from 9 feet to 8 feet due to height restrictions in the local building codes. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04058, Spring Oaks Apartments, Balch Springs, Texas. Passed Unanimously

04030 Park Estates, Nacogdoches, Texas
Ms. Carrington stated this is detached single-family residences and was a 2004 tax credit allocation. They are requesting to substitute a two-story building plan for the one-story plan that was proposed. The reason is that these units are located within a subdivision and it would create more variation in the building type in the subdivision. Staff is recommending approval.

Mark Musemeche, Developer, Houston, Texas
Mr. Musemeche stated this is a single family project but they are doing a two story, four bedroom plan verses a one-story four bedroom plan.
Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04030, Park Estates, Nacogdoches, Texas.
Passed Unanimously

04047  Stratton Oaks Apartments, Seguin, Texas
Ms. Carrington stated this is a 2004 allocation of tax credits which is requesting to substitute all electric utilities as opposed to gas heat. They are also requesting to substitute eleven two and three story buildings for the 13 two story buildings that were proposed. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the amendment for 04047, Stratton Oaks Apartments, Seguin, Texas.
Passed Unanimously

04066  Pineywoods Community Development, Orange, Texas
Ms. Carrington stated this is a 2004 tax credit allocation which is requesting to substitute seven lots that were originally identified for seven other lots within the subdivision. They need to do this due to platting issues on the seven lots that were identified. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04066, Pineywoods Community Development, Orange, Texas.
Passed Unanimously

02099  Sunrise Village Apartments, Houston, Texas
Ms. Carrington stated this is a 2002 tax credit allocation and they are requesting to change the size of the clubhouse and change the number of buildings from five to four. This is necessary to allow for proper positioning for drainage easement, to substitute computer facilities for a public phone and to revise the rent restrictions as indicated. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the amendment for 02099, Sunrise Village Apartments, Houston, Texas.
Passed Unanimously

Mr. Gonzalez joined the meeting at this time.

Ms. Anderson noted that Michael Gerber from the Governors Office was in attendance at this meeting but had to return to the Capitol. She stated the board appreciates representatives from the Capitol complex attending Board meetings.

b)  Housing Tax Credit Extensions for Commencement of Substantial Construction for:
   03182  The Manor at Jersey Village, Jersey Village, Texas
Ms. Carrington stated staff is recommending this extension to April 26, 2005 (time has already passed this date).

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the extension for 03182 for the Manor At Jersey Village, Texas.
Passed Unanimously

c)  Requests for Housing Tax Credit Extensions for Construction Loan Closings for:

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<thead>
<tr>
<th>TDHCA #</th>
<th>Name</th>
<th>Location</th>
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<tbody>
<tr>
<td>04001</td>
<td>Diana Palms</td>
<td>El Paso</td>
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<tr>
<td>04196</td>
<td>Americas Palms</td>
<td>El Paso</td>
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<tr>
<td>04197</td>
<td>Horizon Palms</td>
<td>El Paso</td>
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<tr>
<td>04005</td>
<td>Palacio Del Sol</td>
<td>San Antonio</td>
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<tr>
<td>04024</td>
<td>South Union Place</td>
<td>Houston</td>
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Ms. Carrington stated all these requests are for the closing of the construction loans and all are 2004 tax credit allocations and the deadline for closing is June 1, 2005. They have all paid their $2,500 extension fee and the extensions range from June 30 to September 30.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the extensions for the listed projects.
Passed Unanimously

d) Requests for Additional Four Percent (4%) Housing Tax Credits for Tax-Exempt Bond Transactions Previously Issued a Determination Notice for:

1) Silver Leaf Apartments (fka Newport Apartments), Houston, in the Requested Additional Amount of $53,517; Recommended Additional Amount of $41,159
2) Santa Marie Village Apartments, Austin, in the Requested Additional Amount of $56,033; Recommended Additional Amount of $30,624
3) Robinson Garden Apartments, Waco, in the Requested Additional Amount of $24,603; Recommended Additional Amount of $24,603

Ms. Carrington stated these projects have requested additional tax credits. Staff is recommending $41,159 for Silver Leaf Apartments in Houston; $56,033 for Santa Marie Village Apartments in Austin; and $24,603 for Robinson Garden Apartments in Waco. Staff is recommending approval.

Ms. Beth Anderson recused herself from these proceedings at this time due to a possible conflict of interest.

Chris Finlay, Developer, Houston, Texas
Mr. Finlay stated they have invested a considerable amount of funds in this transaction and asked the Board to approve the request for Silver Leak Apartments.
Steve Sheryuch, Austin, Texas
Mr. Sheryuch was concerned with the Santa Maria Apartments in Austin and stated the original appraisal on the property was part of a five-package purchase with five complexes purchased. The comparables used increased the prices of their comparables by up to 38% to increase the value of the land to come up to the valuation that they put on this property. Mr. Sheryuch realized the appraisal had errors on it and they had a new appraisal done which came up with substantially lower value.

Rudy Robinson III, Santa Maria Village Apartments, Austin, Texas
Mr. Robinson stated he has been doing market studies for about 25 years. He is the third appraiser to look at this property and there was a factual error where the other appraiser missed the value of the site by more than an acre or about 7%. He advised the board not to put too much weight on the first appraisal.

Motion made by Norberto Salinas and seconded by Vidal Gonzalez to approve the issuance of a determination notice for $41,159 for Silver Leaf Apartments in Houston; $56,033 for Santa Marie Village Apartments in Austin; and $24,603 for Robinson Garden Apartments in Waco.
Passed Unanimously

Ms. Anderson returned to the meeting at this time.

e) Action on Appeals for the 2005 Housing Tax Credit Program Application Cycle for:

05032 Pineywoods Orange Development
Ms. Jennifer Joyce stated this is a rural development in Orange, Texas and is a family and nonprofit development. The letter being appealed is from the East Town Action Committee. Staff issued a deficiency notice and the response received did not show that the application for this organization was on record with the county or state and staff then discovered that the applicant had requested a list of neighborhood organizations in their appeal from the county and the county told them to go to the city. This was to meet a threshold requirement. The appeal assets that because the county referred them to the city, that this particular development should be considered on record with the county. There were also a problem with the maps submitted.

Motion made by C. Kent Conine and seconded by Patrick Gordon to deny the appeal.
Passed Unanimously

05091 Los Milagros Apartments
Ms. Joyce stated this is an urban/exurban development in Weslaco, Region 11 and is a family project. The letter in question is from Center Point Resident’s Council and the letter was eligible and scored by the Department as a zero. The applicant is appealing as they say the development site is not within the boundary of that particular organization. Staff is recommending denial of the appeal.

Anthony Covacevich, City Manager, City of Weslaco, Texas
Mr. Covacevich stated the City of Weslaco supports all affordable housing and the appeal came as a surprise to the City as they were not aware that there was a resident organization in that area. He stated the city did support another project and would have supported this one if they had known that the project existed.

John Pitts, Attorney, Akin, Gump, Austin, Texas
Mr. Pitts stated the letter opposing the project indicates that there was a meeting held by the residents’ council. They should have given notice to the individuals or the residents within that council area but the
residents did not receive any notice that they were now a part of a residents’ council. He asked that the 12 points deducted be restored.

Henry Flores, Austin, Texas
Mr. Flores stated PHAs are looking at different sources of revenues for their housing authorities. The federal government is no longer the primary source so that have to look for other opportunities. He stated the Center Point Association opposed the project as there is a tax credit project built right next to them by the same developer.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to deny the appeal.
Passed with 4 ayes and 1 no (Norberto Salinas voted against the motion)

05077 Sphinx at Alsbury Villas
Ms. Joyce stated this is an urban/exurban allocation for Burleson, Texas in Region 3 and is a family development with no set-aside. The letter in question is from Mistletoe Homeowners’ Association. In response to the deficiency notice issued by the Department, the Department received an e-mail indicating that the southeastern boundary is contiguous to the project but not within the boundaries. The e-mail indicated that they did not want to be involved with the project and did not provide any other documentation.

Joseph Agumantu, Dallas, Texas
Mr. Agumantu did not give any comments and gave his time to Mr. Spicer.

Jeff Spicer, Consultant, Dallas, Texas
Ms. Spicer stated the non-profit co-developer of this project worked extensively with the Mistletoe Homeowners’ Association which is the only neighborhood organization in the area. The boundaries are precluded from having anything else but single family homes in their association within their boundaries. He stated that they discovered that one of the easements was within the boundaries of this association and this is an interest in real property so that would bring them within the boundaries of the association. They could write a letter saying that this project does fall within our boundaries which they initially thought was not possible.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to deny the appeal.
Passed Unanimously

05250 Churchill at Cedars
Ms. Joyce stated this is an urban/exurban project in Dallas, with a family non-profit set-aside in Region 3 and the letter was from the Cedars Neighborhood Organization. This organization stated that they did not support the application and indicated that they were interested in opposing this particular application.

Tamea A. Dula, Coats/Rose, Houston, Texas
Ms. Dula stated this is an important appeal as the letter did not reach the department on the deadline but asked if April 1 is a true deadline and stated this appeal should be granted. There was a support letter submitted on time but then the organization changed its mind but the deadline had passed and they could not submit a letter of opposition. She asked that the 24 points be restored to the application.

Brad Forslund, Churchill Residential, Irving, Texas
Mr. Forslund stated this is a 150 unit apartment project and is located south of Dallas. This area has suffered from neglect and disinvestment and in an effort to encourage redevelopment, Dallas established a TIF. No new construction has occurred in this area for many years. This development has substantial support by the community representatives and by Senator West. They have neighborhood support by the Cedars Neighborhood Association. There was opposition by two competing developers that have put together a small group of opposition. He asked that the Board restore 12 points for neighborhood support.
Tony Sisk, Developer, Churchill Residential Irving
Mr. Sisk stated there was an issue with a map but he does have proof that he submitted the map to the Department.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to deny the appeal.
Passed Unanimously

At this time Ms. Anderson announced that the Board would go into Executive Session and stated: “On this day, May 26, 2005, at a regular meeting of the governing board of the Texas Department of Housing and Community Affairs held in Austin, Texas, the board adjourned into a closed executive session as evidenced by the following: The governing board will begin its executive session today May 26, 2005, at 12:15 p.m. The subject matter of this executive session deliberation is as follows: the Board may go into executive session and close this meeting to the public on any agenda item appropriate and authorized by the Open Meetings Act, Texas Government Code Chapter 551.

The Board may go into executive session pursuant to Texas Government Code 551.074, for the purposes of discussing personnel matters, including to deliberate the appointment and employment, evaluation and reassignment of duties, discipline or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee of the TDHCA. Consultation with an attorney pursuant to 551.071 of the Texas Government Code with respect to anonymous complaint concerning Southwest Housing Development Company. Number two with respect to pending or contemplated litigation involving tax credits to Cedar Oaks development, El Paso, Texas. Number three, with respect to pending or contemplated litigation styled Hyperion, et al., versus TDHCA, filed in Travis County District Court. Number four, other pending or contemplated litigation, settlement offers or matters under Texas Government Code 551.071(2) unknown at the time of the posting. The Board will be moving, so you all may have this room. We will be going to another conference room. So this room will be available to you all.

The Board went into Executive Session at 12:15 p.m. and at 1:35 the Board returned to Open Session.

Ms. Anderson stated: “The Governing Board has completed its executive session on May 26, 2005, at 1:25 p.m. And the action taken in the executive session is none and I hereby certify that this agenda of the executive session of the Governing Board of the Texas Department of Housing and Community Affairs was properly authorized pursuant to Section 551.103 of the Texas Government Code; that the agenda was posted at the Secretary of State's office seven days prior to the meeting, pursuant to 551.044 of the Texas Government Code; that all members before were present with the exception of Shad Bogany. And that this is a true and correct record of the proceedings pursuant to the Texas Open Meetings Act Chapter 551 of the Texas Government Code. Mr. Gordon was not present for the Cedar Oaks item on the agenda. Thank you”

05198 Grove Manor
Ms. Joyce stated the letter in question is from the Pine Trails Community Improvement Association and this letter was not received by the deadline of April 1 but was received on April 4th. The applicant addressed the letter to the Box Number and Federal Express does not deliver to Box Numbers. Federal Express did accept responsibility for the delivery delay. The QAP does state that the letters have to be received in the Department by 04-01-05. Staff recommends denial of the appeal.

Cynthia Bast, Attorney, Locke Liddell & Sapp, Austin, Texas
Ms. Bast stated this is a seniors project and the developer worked hard to get support from the community. They did gain this support and a letter was sent to the Department. The neighborhood association sent the letter by Federal Express on March 29, 2005 but it was sent to the P.O. Box Number and was not delivered until after 04-01-05 due to not having the street address of the Department on the packet. She asked the Board to waive this 04-01-05 deadline due to these circumstances.
Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the appeal for Grove Manor.
Passed Unanimously

05054 Residences at Eastland
Ms. Joyce stated this is an urban/exurban area of Ft. Worth, Region 3 and is a family project. The letter is from the neighborhood organizations and stated it was an organization of persons living near one another. At this time the organization is comprised of one person. This appeal states that because the lots were not sold then there could only be one person living near one another.

Dan Algier, New Rock Development, Irving, Texas
Mr. Algier stated the QAP states that in order to get the full points the project must be located in the boundaries of a neighborhood association and this project qualifies.

Tony Sisk, Churchill Residential, Irving, Texas
Mr. Sisk stated this site is within the boundaries of the association and has support.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to deny the appeal.
Passed Unanimously

05079 Rio Hondo Village
Ms. Joyce stated this is in the urban/exurban area of Rio Hondo, Region 11 and is at-risk family. It has city support and has a resolution which was passed after the deadline.

Lee Felger, Volunteers of America, Ft. Worth, Texas
Mr. Felger stated this is a rehab with 9% tax credits and they need this rehab to put in air conditioning. The City does stated they could not get a resolution by the 04-01-05 deadline but did have it by April 12.

Motion made by C. Kent Conine and seconded by Patrick Gordon to deny the appeal.
Passed Unanimously

04140 El Paraiso
Ms. Joyce stated this is a rural development in Edcouch, Region 11. The appeal indicates it has city support but no resolution was submitted to the Department.

Dennis Hoover, Developer, Burnet, Texas
Mr. Hoover stated they did not submit a resolution but the City did pass it after the deadline.

Motion made by C. Kent Conine and seconded by Norberto Salinas to deny the appeal.
Passed Unanimously

05200 Hawthorne Manor
Ms. Joyce stated this is in Freeport in Region 6 and is urban/exurban. The Department received minutes that stated the city supported this project and a letter of mayoral support but neither addressed the issue of the QAP and staff recommends denial.

Cynthia Bast, Attorney, Locke Liddell & Sapp, Austin, Texas
Ms. Bast stated information was submitted before the deadline but staff determined this information was inadequate for what was needed.

Motion made by C. Kent Conine and seconded by Norberto Salinas to deny the appeal.
Passed Unanimously

05105 Zion Village Senior Transitional Housing
Ms. Joyce stated that the seller was affiliated with the applicant and this is not allowed in the QAP.
Rick Sims, Zion Village Senior Transitional Housing, Houston, Texas
Mr. Sims stated he had concerns with the QAP and stated on the application he made an adjustment with the supportive services building and applied for the credits without the 30% or the high limit increase. He stated that there was no identity of affiliation and that he paid less for the land than the church originally bought it for. He felt the QAP was not correct and he did not have an appraisal done.

Rev. L. David Punch, Pastor, Houston, Texas
Rev. Punch stated he felt the issue came down to miscommunication and they brought the needed information to this Board meeting and staff did not have it before today.

A lengthy discussion was held on the QAP and after discussions a motion was made.

Motion made by C. Kent Conine and seconded by Patrick Gordon to deny the appeal.
Passed Unanimously

05033 Waterford Parkplace
Ms. Joyce stated this is an urban/exurban development that is family and non profit in Longview, Region 4. The applicant lost six pre-app points because the final score of the application varied below 5% of the final pre-app score. The applicant is appealing as he felt the QAP is unclear in requirements on these points.

Doug Dowler, Developer, Waterford Parkplace, Longview, Texas
Mr. Dowler stated they disagreed with the question on 5A and B on the application as they are not as clear as staff would like for them to think it is. He asked that the points be reinstated.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the appeal.
Motion failed with 2 ayes (Mr. Conine and Mr. Gonzalez) and 3 nos (Ms. Anderson, Mr. Salinas, Mr. Gordon)

Motion made by Norberto Salinas and seconded by Patrick Gordon to deny the appeal.
Passed with 3 ayes (Ms. Anderson, Mr. Salinas, Mr. Gordon and 2 nos (Mr. Conine and Mr. Gonzalez)

05118 Vista Verde I & II Apartments
Ms. Joyce this is an urban/exurban development at risk and non profit in San Antonio, Reg. 9. This appeal concerns HAP contracts from HUD.

Ron Anderson, Exec. Director, Housing and Community Services, San Antonio, Texas
Mr. stated they had originally understood that HAP contracts would qualify for points but no realizes that they do not.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to deny the appeal.
Passed Unanimously

05119 Las Palmas Garden Apartments
Ms. Joyce stated this is an urban/exurban development which is an at-risk, non profit family development in San Antonio, Region 9. It has the same issue with the HAP contracts.

David Marquez, Developer, San Antonio, Texas
Mr. Marquez stated they have owned Las Palmas for almost 40 years and have HAP contracts.

Motion made by C. Kent Conine and seconded by Patrick Gordon to deny the appeal.
Passed Unanimously

16
Ms. Joyce stated the above applications have been deferred to the next meeting or withdrawn by the developers.

Consistent with §49.17(b)(4)(B) And Any Other Appeals Timely Filed

(4) Presentation, Discussion and Possible Approval of Multifamily Bond Program:

a) Inducement Resolution Declaring Intent to Issue Multifamily Housing Mortgage Revenue Bonds for Developments Throughout the State of Texas and Authorizing the Filing of Related Applications for the Allocation of Private Activity Bonds with the Texas Bond Review Board For Program Year 2005 (2005 Waiting List)

2005-037 Canal Place Apartments, Houston, Texas
2005-038 Providence Place 11, Denton, Texas

Ms. Carrington stated these two applications are for the 2005 Private Activity Bond Program to get on the waiting list. Staff requests approval of the projects to be put on this waiting list.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the inducements and to put Canal Place Apartments in Houston, Texas and Providence Place 11, in Denton, Texas on the waiting list.
Passed Unanimously

b) Proposed Issuance of Multi-Family Mortgage Revenue Bonds and Four Percent (4%) Housing Tax Credits with TDHCA as the Issuer For:

Lafayette Village Apartments, Houston, Texas, in an Amount Not to Exceed $15,000,000 and Issuance of a Determination Notice (Requested Amount of $763,719 and Recommended Amount of $763,719)

Ms. Carrington stated this is the issuance of multifamily bonds and TDHCA is the issuer. Staff is recommending $14,100,000 in bonds and tax credits in the amount of $763,719.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the issuance of $14,100,000 in multi-family bonds and $763.719 in tax credits for Lafayette Village Apartments in Houston, Texas.
Passed Unanimously

c) Issuance of Determination Notices on Tax Exempt Bond Transactions with Other Issuers:

05415 Langwick Seniors Apartments, Houston, Texas, Houston Housing Finance Corp. is Issuer (Requested Amount of $873,610 and Recommended Amount of $873,610)

Ms. Carrington stated this is with another issuer and staff is recommending $873,610 in tax credits for this project.
Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve $873,610 in tax credits for Langwick Seniors Apartments, Houston, Texas.
Passed Unanimously

05401 The Homes of Mountain Creek, Dallas, Texas, Dallas Housing Finance Corp. is Issuer, (Requested Amount of $747,872 and Recommended Amount of $729,317)
Ms. Carrington stated this is in Dallas and staff is recommending $729,317 in tax credits.
Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve $729,317 in tax credits for The Homes of Mountain Creek, Dallas, Texas.
Passed Unanimously

05404 Sea Breeze Senior Apartments, Corpus Christi, Texas, Sea Breeze, A Public Facility Corp. is the Issuer, (Requested Amount of $594,673 and Recommended Amount of $585,999)
Ms. Carrington stated this project is in Corpus Christi and staff is requesting $585,999 in tax credits.
Motion made by C. Kent Conine and seconded by Patrick Gordon to approve $583,999 in tax credits for Sea Breeze Senior Apartments, Corpus Christi, Texas.
Passed Unanimously

05402 Desert Pines, El Paso, Texas, El Paso Housing Finance Corp. is the Issuer, (Requested Amount of $270,871 and Recommended Amount of $267,983)
This item was withdrawn from consideration.

D) Approval of Draft Rule for the Procedures for Handling Qualified Contracts under the Housing Tax Credit Program (Chapter 1, Subchapter A, §1.9)
Ms. Carrington stated this the draft rule for the Procedures for Handling Qualified Contracts under the Housing Tax Credit Program and these will be submitted to the Texas Register to receive public comments. This item will be presented again to the Board for approval after public comments are received.
Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the draft rule for publication in the Texas Register to receive public comments.
Passed Unanimously

E) Approval of Proposed New Title 10, Part 1, Chapter 33 - Multifamily Housing Revenue Bond Rules
Ms. Carrington stated these are the draft 2006 Multifamily Housing Revenue Bond Rules which will be published to receive public comments. The Board will be asked to approve these rules after public comments are received.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the 2006 Multifamily Housing Revenue Bond Rules to be published in the Texas Register to receive public comments.
Passed Unanimously

(5) Presentation, Discussion and Possible Approval of Programmatic Items:

a) Approval of Section 8 Program Public Housing Authority Plan - Five Year Plan and FY 2005 Plan
This item was pulled from the agenda.

b) Approval of Program Design for the Colonia Model Sub Division Program
Ms. Carrington stated this is the program design for the creation of the Colonia Model Sub Division Program. This is a legislative requirement to create this program.
Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the program design for the Colonia Model Sub Division Program.
Passed Unanimously

c) Approval of Further Review and Study of Increasing Area Median Family Income (AMFI) for the First Time Home Buyer Program from 80% to 115% AMFI for Borrowers Obtaining Assisted Mortgage Loans
This was a discussion only item and

Mr. Johnson will present additional information to the Board at the next meeting.

d) Forgiveness of Housing Trust Fund Predevelopment Loan for:
Accessible Communities, Inc., Corpus Christi, Texas, (Requested Amount of $32,287 and Recommended Amount of $22,207)
Ms. Carrington stated this organization received $32,287 in pre development costs. They moved forward developing their first two units of transitional housing for persons with disabilities. They did not move forward with developing the other two units for persons with disabilities. Staff is recommending that the amount of predevelopment loan funds related to the phase that did not move forward should be forgiven in the amount of $22,207.

Judy Telge, Executive Director, Accessible Communities, Inc. Corpus Christi, Texas
Ms. Telge stated they agreed with the staff recommendation.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the forgiveness of Accessible Communities, Inc. Housing Trust Fund Predevelopment Loan in the amount of $22,207.
Passed Unanimously

e) Approval of Award of Predevelopment Loan Funds from the Housing Trust Fund for:
1) United Cerebral Palsy of Texas , Austin, Texas, in the Amount of $17,700
2) United Cerebral Palsy of Texas , El Paso, Texas, In the Amount of $40,500
3) Denton Affordable Housing, Denton, Texas, In the Amount of $100,000
Ms. Carrington stated this is the consideration of three awards of Housing Trust Fund Predevelopment Loan Fund.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the awards of Predevelopment Loan Funds from the Housing Trust Fund for: United Cerebral Palsy of Texas, Austin, Texas, in the Amount of $17,700; United Cerebral Palsy of Texas , El Paso, Texas, In the Amount of $40,500; and Denton Affordable Housing, Denton, Texas, In the Amount of $100,000
Passed Unanimously

f) Approval of Waiver of the 2004 HOME Rule Limiting Awards To $1,500,000 And Award of HOME CHDO Rental Development Funds for Star Village Apartments, San Benito, Cameron County, Texas in an Amount not to Exceed $1,675,000 and $88,000 in CHDO Operating Expenses
Ms. Carrington stated the first action is to consider a waiver of the maximum amount of a HOME award of $1,500,000 and then to award $1,675,000 in HOME CHDO funds to Housing Plus in San Benito for the Star Village Apartments. This will develop 52 units of multifamily housing.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the waiver and to award $1,675,000 in CHDO funds and $88,000 in CHDI operating expenses to Housing Plus in San Benito for Star Village Apartments.
Passed Unanimously
g) **Approval of Single Family HOME Program Disaster Relief Awards from HOME Program Deobligated Funds for:**

<table>
<thead>
<tr>
<th>App. No.</th>
<th>Name</th>
<th>Region</th>
<th>Program</th>
<th>Admin</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004-0284</td>
<td>Haskell County</td>
<td>2</td>
<td>$500,000</td>
<td>$20,000</td>
</tr>
<tr>
<td>2004-0285</td>
<td>Pleasant Valley</td>
<td>2</td>
<td>$500,000</td>
<td>$20,000</td>
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<tr>
<td>2004-0286</td>
<td>San Saba County</td>
<td>8</td>
<td>$500,000</td>
<td>$20,000</td>
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<tr>
<td>2004-0287</td>
<td>Iowa Park</td>
<td>2</td>
<td>$500,000</td>
<td>$20,000</td>
</tr>
<tr>
<td>2004-0288</td>
<td>City of Seymour</td>
<td>2</td>
<td>$500,000</td>
<td>$20,000</td>
</tr>
</tbody>
</table>

Ms. Carrington stated these are five 2004 disaster relief program applications for owner occupied assistance. Governor Perry has declared each of these areas as a disaster due to severe storms and flooding.

Motion made by Vidal Gonzalez and seconded by C. Kent Conine to approve the HOME Disaster Relief Awards from HOME Program Deobligated Funds for:

2004-0284 Haskell County $500,000 $20,000
2004-0285 Pleasant Valley $500,000 $20,000
2004-0286 San Saba County $500,000 $20,000
2004-0287 Iowa Park $500,000 $20,000
2004-0288 City of Seymour $500,000 $20,000

Passed Unanimously

h) **Approval of CHDO Contract Restructuring Proposals:**

- Midland CDC, Midland, Texas, to Increase Contract #1000192 for Project Funds in the Amount of $243,000 and Contract #1000208 for Operating Expenses in the Amount of $12,150
- Denton Affordable Housing Corporation, Denton, Texas, to Increase Contract #1000190 for Project Funds in the Amount of $694,000 and Contract #1000206 for Operating Expenses in the Amount of $34,700
- Futuro Communities, Inc., Uvalde, Texas to Increase Contract #542057 for Project Funds in the Amount of $208,000 and Award Funds for Operating Expenses in the Amount of $16,000. (Original Award Did Not Include Operating Funds)
- Grayson County CDC, Sherman, Texas to Reduce Number of Units Served from 45 to 27 to Allow for Contract Funds to be Used in the Development of the Project in Accordance with HOME Program CHDO Requirements

Ms. Carrington stated these this is to correct errors that were made with the CHDO dollars.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the contract restructures for: Midland CDC, Midland, Texas, to Increase Contract #1000192 for Project Funds in the Amount of $243,000 and Contract #1000208 for Operating Expenses in the Amount of $12,150; Denton Affordable Housing Corporation, Denton, Texas, to Increase Contract #1000190 for Project Funds in the Amount of $694,000 and Contract #1000206 for Operating Expenses in the Amount of $34,700; and Futuro Communities, Inc., Uvalde, Texas to Increase Contract #542057 for Project Funds in the Amount of $208,000 and Award Funds for Operating Expenses in the Amount of $16,000. (Original Award Did Not Include Operating Funds); Grayson County CDC, Sherman, Texas to Reduce Number of Units Served from 45 to 27 to Allow for Contract Funds to be Used in the Development of the Project in Accordance with HOME Program CHDO Requirements

Passed Unanimously

(6) **Presentation, Discussion and Possible Approval of Report of Financial Items:**

a) **Second Quarter Investment Report**

This was a report only item given by Mr. Dally.

b) **Approval of Investment Banking Firms Recommended for Co-Senior, Manager Roles in Conjunction with the Sale of Single Family Mortgage Revenue Bonds**
Ms. Carrington stated staff is recommending firms to be co-senior managers for the Single Family Mortgage Revenue Bonds and these are: Bear Stearns, Citigroup Global Markets and UBS Financing Services.

Motion made by Vidal Gonzalez and seconded by C. Kent Conine to approve the co-senior managers for the Single Family Mortgage Revenue Bonds and these are: Bear Stearns, Citigroup Global Markets and UBS Financing Services.
Passed Unanimously

c) Approval of Request for Qualifications (RFQ) for GIC Brokers
Ms. Carrington stated staff was requesting approval to issue a Request for Qualifications for GIC Brokers.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the issuance of a Request for Qualifications for GIC Brokers.
Passed Unanimously

d) Approval of Request for Qualifications (RFQ) for Swap Monitoring Services
Ms. Carrington stated staff is requesting approval to issue a Request for Qualification for Swap Monitoring Services.

Motion made by C. Kent Conine and seconded by Vidal Gonzales to approve the issuance a Request For Qualifications for Swap Monitoring Services.
Passed Unanimously

e) Request to the Bond Review Board for Single Family 2005 Private Activity Allocation Reservation
Ms. Carrington stated staff is requesting approval to submit an application for the remainder of the Private Activity Allocation for 2005. Staff is requesting approval of Resolution No. 05032.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve Resolution No. 05032 authorizing the application to the Bond Review Board for the remainder of the 2005 Single Family allocation of private activity bond authority.
Passed Unanimously

EXECUTIVE SESSION
A. The Board may go into executive session (close its meeting to the public) on any agenda item if appropriate and authorized by the Open Meetings Act, Texas Government Code, Chapter 551

B. The Board may go into executive session Pursuant to Texas Government Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee of TDHCA.

C. Consultation with Attorney Pursuant to §551.071, Texas Government Code:
1. With Respect to Anonymous Complaint Concerning Southwest Housing Development Company
2. With Respect to pending or contemplated litigation involving Tax Credits to Cedar Oaks Development, El Paso, Texas
3. With Respect to pending or contemplated litigation styled Hyperion, et Al v. TDHCA, filed in Travis County District Courts
4. Other pending or contemplated litigation, settlement offers or matters under Texas Government Code §551.071(2) unknown at the time of posting
OPEN SESSION
Action in Open Session on Items Discussed in Executive Session

REPORT ITEMS
Executive Directors Report
1. Department Outreach Activities – Meetings, Trainings, Conferences, Workshops for April, 2005
   Ms. Carrington stated this has been forwarded to the Board Members for their review.

2. Update on Legislation Impacting TDHCA
   SB 1341 was favorably voted out of Senate Government Organization Committee
   Ms. Carrington stated the bill concerning the moving of the Migrant Farm Labor Housing Services to TDHCA has been signed by Governor Perry.

3. Cedar Oak Townhomes, El Paso, Texas
   Ms. Carrington stated the Board heard testimony from the citizens of El Paso at this meeting.

4. Report on Transfer of Brazoria County Vouchers
   Ms. Carrington stated the transfer of these vouchers occurred on May 1, 2005.

5. Single Family First Time Homebuyer Marketing Update
   Ms. Carrington stated there is a report prepared by TKO on the advertising of single family program.

6. Progress of Agency Moving Plans
   Ms. Carrington stated several of the staff from Economic Development (who are on the 4th floor Of the new building will be at the Department on Friday to discuss problems encountered with the building, etc.)

7. Gold Safety Award from SORM
   Ms. Carrington stated the Department received the Gold Safety Award from SORM and she congratulated the Staff Services for this award.

8. HDR Article on “Agency’s Decision Not To Provide Bond Financing for Development Didn’t Violate Fair Housing Act”
   Ms. Carrington stated this article was included for the Board members to review at their pleasure.

ADJOURN
Motion made by C. Kent Conine and seconded by Norberto Salinas to adjourn the meeting.
The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Delores Groneck
Board Secretary
MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST
June 27, 2005

Action Item

Requests for amendments involving material changes to Housing Tax Credit (HTC) applications.

Requested Action

Approve or deny the requests for amendments.

Background and Recommendations

§2306.6712, Texas Government Code, classifies some changes as “material alterations” that must be approved by the Board. Each request below includes one or more material alterations. Pertinent facts about the developments requesting approval are summarized below. The recommendation of staff is given at the end of each write-up.

Town Parc at Nacogdoches, HTC Development No. 02112

Summary of Request: Applicant requests approval to substitute four three-story residential buildings for the six two-story residential buildings presented in the original application because the engineering of the site drainage and detention pond would not accommodate the original plan. Unit count, unit mix and unit size have not changed.

Governing Law: §2306.6712, Texas Government Code. The code indicates that material alterations include a significant modification of the site plan.

Applicant: Finlay Interests 40, Ltd.
General Partner: Finlay Interests GP 40, LLC
Developers: Finlay Interests
Principals/Interested Parties: Christopher Finlay
Syndicator: Simpson Housing Solutions
Construction Lender: Red Capital Group
Permanent Lender: Red Capital Group
Other Funding: NA
City/County: Nacogdoches/Nacogdoches
Set-Aside: General
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population
Units: 95 HTC units and 1 employee unit
2002 Allocation: $762,000
Allocation per HTC Unit: $8,021
Prior Board Actions: 7/31/02 - Approved award of tax credits.
Underwriting Reevaluation: To be determined.

Staff Recommendation: Staff recommends approving the request because the requested modification would not materially alter the development in a negative manner and would not have adversely affected the selection of the application in the application round.
Villas of Forest Hill, HTC Development No. 04089

Summary of Request: Applicant requests approval to increase the number of residential buildings from thirteen as proposed in the original application to nineteen because the City of Forest Hill requested the replacement of several of the originally planned twelve-unit buildings with fourplexes to enhance the residential character of the development. The number of units, unit mix and unit size did not change.

Governing Law: §2306.6712, Texas Government Code. The code indicates that material alterations include a significant modification of the site plan.

Applicant: Villas of Forest Hill Limited Partnership
General Partner: Forest Hill Villas, LLC
Developers: Hearthside Development Corporation (HDC)
Principals/Interested Parties: Deborah Griffin, owner of HDC; HDC owns GP
Syndicator: SunAmerica Affordable Housing Partners, Inc.
Construction Lender: PNC Bank
Permanent Lender: PNC Bank
Other Funding: NA
City/County: Forest Hill/Tarrant
Set-Aside: General
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: Elderly
Units: 78 HTC units and 20 market rate units
2004 Allocation: $424,339
Allocation per HTC Unit: $5,440
Prior Board Actions: 7/28/04 - Approved award of tax credits.
Underwriting Reevaluation: To be determined.

Staff Recommendation: Staff recommends approving the request because the requested modification would not materially alter the development in a negative manner and would not have adversely affected the selection of the application in the application round.
Villa Hermosa, HTC Development No. 02037

Summary of Request: The original application represented the development would consist of 65% brick veneer and 35% hardi-plank. The Applicant now requests approval to reduce the brick veneer from 65% to 35% and increase the hardi-plank siding from 35% to 65%. The change is requested to reduce the cost of siding so that the owner could improve the landscaping and use carpet instead of vinyl tile in all bedrooms.

Governing Law: §2306.6712, Texas Government Code. The code indicates that material alterations include any modification considered significant by the Board.

Applicant: Villa Hermosa, L.P.
General Partner: CCAF, Inc.
Developers: Carrizo Springs Affordable Housing, Inc. (CSAH)
Principals/Interested Parties: Carrizo Springs Housing Authority, parent of GP and developer
Syndicator: Key Investment Fund
Construction Lender: Key Bank
Permanent Lender: Key Bank
Other Funding: NA
City/County: Crystal City/Zavala
Set-Aside: General
Type of Area: Rural
Type of Development: New Construction
Population Served: General Population
Units: 60 HTC units
2002 Allocation: $565,712
Allocation per HTC Unit: $7,714
Prior Board Actions: 7/31/02 - Approved award of tax credits.
Underwriting Reevaluation: To be determined.

Staff Recommendation: Staff recommends approving the request because the requested modification would not materially alter the development in a negative manner and would not have adversely affected the selection of the application in the application round. The applicant scored three points for proposing to use greater than 75% masonry siding; while the 2002 QAP did not define “masonry”, however the 2005 QAP does permit cementitious board products as masonry.
Oxford Place, HTC Development No. 04167

Summary of Request: The application proposed the demolition of 230 public housing units and the construction of a 250 unit development, containing 200 tax credit units and 50 market rate units. The 200 tax credit units were also to have been public housing units. Applicant now requests approval to increase the number of public housing units from 200 to 230. The number of tax credit units would remain 200 and the total units would remain 250. Although the application proposed 50 market rate units and scored points for having an applicable fraction of 80% (i.e. 200 divided by 250), the applicable fraction would not change under the present proposal because there is no consideration of “market rate units” in the calculation of an applicable fraction. As defined by §42(c)(1)(B) and (C) of the Internal Revenue Code, the applicable fraction is the number of tax credit units divided by the total number of residential units in the development. Therefore, although the current proposal would change the number of unrestricted units (implicitly market rate units) in the development from 50 to 20, the number of tax credit units and the total number of units would not change, leaving the applicable fraction unchanged, also.

The applicant makes the current request because the Department’s commitment notice required an approval from HUD to reduce the number of units in the housing authority’s contract from 230 to 200. The applicant was unable to obtain this approval because HUD wants to ensure that all current tenants have the ability to return to the property if they choose.

Governing Law: §2306.6712, Texas Government Code. The code indicates that material alterations include any modification considered significant by the Board.

Applicant: Oxford Community, LP
General Partner: Oxford Community, LLC
Developers: APV Redevelopment Corporation
Principals/Interested Parties: Housing Authority of the City of Houston
Syndicator: JER Hudson Housing Capital
Construction Lender: Victory Street Public Facility Corporation; Housing Authority of the City of Houston
Permanent Lender: Victory Street Public Facility Corporation; Housing Authority of the City of Houston
Other Funding: NA
City/County: Houston/Harris
Set-Aside: At-Risk, Nonprofit
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population
Units: 200 HTC units and 50 market rate units
2004 Allocation: $1,187,924
Allocation per HTC Unit: $5,940
Prior Board Actions: 7/28/04 - Approved award of tax credits.
Underwriting Reevaluation: To be determined.

Staff Recommendation: Staff recommends approving the request because the requested modification would not materially alter the development in a negative manner and would not have adversely affected the selection of the application in the application round.
Commons of Grace Apartments, HTC Development No. 04224

Summary of Request: Applicant requests that the Board remove the requirement that the applicant set-aside 27 units in the development as transitional housing. When the application was submitted, the applicant would have scored fifteen points for the transitional units. The Attorney General’s opinion resulted in a reduction in the points scored to five points. Applicant has correctly stated that even without the five points, the application would have received an award. Applicant submitted letters from both the syndicator, Paramount Financial Group, and the lender, GMAC Commercial Mortgage, stating that the companies would decline to participate in the development because of the transitional units. Both companies acknowledged that their refusal to participate was based on the determination by tax counsel that the Supportive Housing Program (SHP) funds that would subsidize the transitional units would reduce basis by the amount of the SHP funds provided. Applicant was not aware that the funds would reduce basis at the time of application. Applicant does not propose to change any other feature of the development, including the number of units targeted to each rent and income level (i.e. the rent schedule would not change from the schedule presented in the application).

Governing Law: §2306.6712, Texas Government Code. The code states that material alterations include any modification considered significant by the Board.

Applicant: TX Commons of Grace, LP
General Partner: TX Commons of Grace Development, LLC
Developers: B&L Housing Development Corporation (Bobby Leopold)
Principals/Interested Parties: Bobby Leopold (owner of co-developer and 1% owner of managing general partner), GC (Grace Cathedral) Community Development Corp. (99% owner of managing general partner)
Syndicator: Paramount Financial Group
Construction Lender: GMAC Commercial Mortgage
Permanent Lender: GMAC Commercial Mortgage
Other Funding: City of Houston – Housing and Development (HOME Funds)
City/County: Houston/Harris
Set-Aside: General
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: Elderly
Units: 86 HTC units and 22 market rate units
2004 Allocation: $660,701
Allocation per HTC Unit: $7,683
Prior Board Actions: 7/28/04 - Approved award of tax credits. 2/10/05 – Approved reduction of land area from 5.99 to 5.50 acres.
Underwriting Reevaluation: The Real Estate Analysis Division recommended reducing the tax credits from $660,701 to $660,088.

Staff Recommendation: The loss of the five points scored for transitional housing units would not have affected the award of tax credits. Staff therefore recommends that the Board approve the requested modification because the change would not materially alter the development in a negative manner and would not have adversely affected the selection of the application in the application round.
May 10, 2005

T.D.H.C.A.
Ben Sheppard
507 Sabine St. (Suite 400)
P.O. Box 13941
Austin, TX 78711-3941

Re: Application amendment for TDHCA # 02112 (Town Parc at Nacogdoches)

Dear Mr. Sheppard,

Please find the enclosed documents in support of the application amendment for Town Parc at Nacogdoches (TDHCA #02112). The number of buildings stated in the original application was 6 (2 story) residential buildings and 2 non-residential buildings. A change was made when it became necessary to use a portion of the land for drainage and a detention pond. (Please see the enclosed survey).

Instead of 6 (2 story) buildings with 16 apartments in each building, 4 (3 story) buildings were constructed with 24 apartments in each building. These changes had no effect on the number of apartments constructed (96), the unit mix or in the square footage of these units.

Could I please get a copy of the T.D.H.C.A. inspections done during construction? There should have been at least two, one before the foundation was poured and another just prior to the completion of the interior walls.

Sincerely,

Richard Brown
Development Coordinator/Asset Manager
May 20, 2005

Mr. Ben Sheppard
Texas Dept. of Housing & Community Affairs
Housing Tax Credit Program
507 Sabine, Suite 400
Austin, Texas 78701

Via Overnight Delivery

Re: Villas of Forest Hill Limited Partnership #04089; Request for Approval of Design Changes

Dear Mr. Sheppard:

In accordance with the Process and Requirements for Obtaining Approval for Application Amendments, I hereby submit for approval of the Department information in support of an increase in the number of residential buildings from 13 to 19. The application anticipated 4 one-bedroom 12-plex buildings, 3 two-bedroom 12-plex buildings and 6 2-bedroom 4-plex buildings for a total of 48 one-bedroom units and 52 two-bedroom units. The final site plan approved by the City of Forest Hill includes 2 one-bedroom 12-plex buildings, 1 two-bedroom 12-plex building, 6 one-bedroom 4-plex buildings and 10 two-bedroom 4-plex buildings for a total of 48 one-bedroom units and 52 two-bedroom units. This design change was in response to the City of Forest Hill requesting that several of the 12-plex buildings be split into 4-plex buildings in order to convey a more residential character. I have enclosed a copy of the site plan that was included with the application and the revised approved site plan.

*The above described changes have not resulted in a change to the development cost schedule or sources and uses, as there has been no change in the number of units, the breakdown of unit type or the square footage.*

I respectfully request that you approve this change from 13 buildings to 19 buildings. Please let me know if you need any additional information.

Sincerely,

[Signature]

Deborah A. Griffin
President

Attachments
May 6, 2005

Ben Sheppard
Multifamily Finance Production Division
P.O. Box 13941
507 Sabine, Suite 400
Austin, Texas 78711-3941

Re: Submittal for Application Amendments
Villa Hermosa TDHCA # 02037

Dear Mr. Sheppard,

Enclosed is the Application Amendment for Villa Hermosa TDHCA # 02037. I have also included the letter from the Architects for the project (AG Associates).

I am also enclosing a specification product sheet for Hardi-plank siding. The product is a masonry composition. Masonry is composed of Portland Cement as Hardi Plank.

I hope this is satisfactory for the Application Amendment. If you require additional information please contact me at 830-876-5211 or fax at 830-876-2236.

Respectfully,

Alfredo Castaneda
Executive Director
May 6, 2005

Ben Sheppard
Multifamily Finance Production Division
P.O. Box 13941
507 Sabine Suites 400
Austin, Texas 78711-3941

Re: Application Amendments
Villa Hermosa TDHCA # 02037

Dear Mr. Sheppard,

In response to letter dated April 6, 2005, Item #2, Amenities. Attached is a letter the Architect, AG & Associates, responding to the reason for the percentages of the brick veneer and hardi-plank.

In response to the Application Amendments there are no adverse affects on the percentages described in the letter.
1. There is no significant modification of the site plan.
2. There is no modification on the number of units or bedroom mix of units.
3. There is no modification of the scope of tenant services.
4. No reduction in square footage of the units or common areas.
5. No significant modification of the architectural design of the development.
6. No modification on residential density of the development.
7. No other significant modification to the property to be considered by board.

As per documentation required by the Department.
1. Explanation to the changes in percentages is noted by the Architect in the attached letter.
2. The 30 year proforma was not revised and what is submitted is accurate.
3. Development cost schedule was not deviated only the percentage of brick and hardi-plank changed.
4. The rent schedule was not affected or changed.
5. The Utility Allowance Schedule was not affected or changed.
6. The Statement of Annual Expenses was not affected or changed.
7. The Sources and Uses Funds Statement was not affected or changed.
8. The 30 Year Proforma was not affected or changed.
9. The Site Plan, Building Plans or Units Plans were not affected.

The Villa Hermosa Apartments were built on schedule and are operational. The percentage changes in the brick and hardi-plank did not hinder the building design or operations at anytime.

If you require additional information please contact me at 830-876-5211.

Respectfully,

Alfredo Castaneda
Executive Director

Xc: Villa Hermosa Apartments file

Attachments Enclosed
Mr. Alfredo Castaneda
Villa Hermosa, LP
207 N. 4th Street
Carrizo Springs, Tx. 78834

RE: letter dated April 6, 2005 from TDHCA

Dear Mr. Castaneda:

After having read this letter our response to Item #2: Amenities: is as follows:
- The percentage of Brick Veneer verses Hardi-plank Siding were changed from the Schematic Phase Drawings that were part of your original submittal package. These amounts changed as follows: Brick Veneer 65% to 35% and Hardi-plank Siding 35% to 65%.

The project could not support the materials as originally shown in the construction documents. This change was made during the value engineering period of the project. The integrity of the project did not change in any form; however, by making this change the project was able to enhance the landscaping package, use carpet in all of the bedrooms in lieu of Vinyl Composition Tile. There were other minor enhancements to the project but these two changes were very positive modifications.

Please feel free in contacting my office should you require any additional information.

Sincerely,

Ron M. Alvarado,
principal
May 5, 2005

By Fax to (512) 475-0764
Ms. Brooke Boston
Director, Multifamily Finance Production
TDHCA
507 Sabine Street, Suite 400
Austin, Texas 78701

RE: Oxford Place (TDHCA # 04167) - 30 Additional Public Housing Units

Dear Brooke:

The Housing Authority of the City of Houston ("HACH") received a 2004 Housing Tax Credit Commitment Notice (the “Commitment”) from the TDHCA for Oxford Place. Oxford Place is a revitalization of an existing substandard 230-unit public housing facility. The project will include demolition of the entire existing facility and on-site replacement with 250 new-construction units, of which 200 will be Housing Tax Credit ("HTC") units and 50 will be market rate units.

Originally, the HTC Application indicated that the 200 HTC units would also be public housing units that would receive an operating subsidy from HACH’s Annual Contributions Contract ("ACC") with the Department of Housing and Urban Development ("HUD"). Since this resulted in a reduction of the number of public housing units, the TDHCA included a requirement in the Commitment that HUD approval of the reduction of public housing units be obtained. An extension of time in which to provide this HUD approval was granted by the TDHCA, so that the approval is due with the construction loan closing documentation.

Subsequent to obtaining the Commitment, HACH held meetings with its public housing residents on the site to further advise them concerning the proposed demolition and reconstruction of Oxford Place. At these meetings it became apparent that virtually all of the tenants wanted the opportunity to return to the site after reconstruction. HACH is concerned that the revitalization of Oxford Place be a cooperative effort with the current tenants, and a key element of this cooperation appears to be having the ability to assure the current tenants that any of them who continue to qualify for public housing may return to the reconstructed Oxford Place.
on a preferred basis, if they so desire. For this reason, HACH now proposes to keep 230 public housing units on site – which means that 30 market rate units will be used for public housing tenants at income levels of up to 80% AMGI.

We believe that this change in approach will not make any material change in the HTC Application under Section 49.17(c) of the 2005 Qualified Allocation Plan for the following reasons:

1. The Rent Schedule for the Project, as originally submitted, and as resubmitted for the purpose of deficiency cures, uses a rental rate that is less than the program maximum for 30% AMGI tenants for all of its units, including the market rate units (see enclosure).

2. The Underwriting Analysis reflects the rentals shown in the Rent Schedule and the Rent Analysis (net tenant-paid rents) chart (see enclosure) shows that for all units the proposed rents are below the Program Maximum rents and are less than 50% of the estimated market rents for similar units. Because the Project Owner showed a projected net operating income ("NOI") that was more than 5% lower than the Underwriter’s estimate, the Underwriter’s 30-year proforma was used, as necessary, to determine the long-term feasibility of the development. Notwithstanding the low projected NOI, the development was deemed feasible.

3. Since Underwriting found the development to be economically feasible with the projected NOI, making 30 of the market rate units also public housing units will not adversely affect the development’s feasibility. The 30 units that are not subject to HTC restrictions, but will be subject to public housing restrictions, would be available to public housing tenants with incomes of up to 80% AMGI. The public housing tenants pay rent based upon their monthly incomes, and the units receive an operating subsidy under the ACC to cover the difference between the operating costs attributable to those units and the income from their tenants. The 30 extra public housing units will not be able to support debt service, but this development is structured so that the construction loan is paid off with HTC equity and the permanent loan does not require debt service, all principal and accrued interest being due on maturity.
The Appraisal submitted with the HTC Application indicates that comparable rents in the area range from $0.52 to $0.72 PSF monthly, and that a market rent for the development's units would be $0.52 PSF monthly, due to fewer amenities than in the comparables (see page 62 of Appraisal). The Rent Schedule shows that the development anticipates income at $0.30 per square foot monthly, regardless of the income level. Subjecting the market rate units to public housing rental limitations will not make an effective difference to the development because even if the market rate units were leased at the top rental of $0.72 PSF monthly, the rents come in at less than the maximum rental for 60% AMGI tenants. (For example, at $0.72 PSF, the 3 Bedroom units would rent at $933/month, whereas the rent limitation for 60% AMGI tenants would be $951/month)

The Market Study submitted with the HTC Application indicates that the average rental in the Primary Market Area is $0.671 PSF monthly, and the Class B average rents are $0.708 PSF per month (see page 10 of the Market Study). These estimates confirm the Appraisal's determination that the market rents are less than the Program Maximum Rents for 60% AMGI tenants. The Market Study acknowledges that a significant portion of the units are intended to be public housing units with Section 8 vouchers or other assistance, which results in the rents on the 30%, 40%, 50% and market basis being the same (see page 78 of the Appraisal).

In summary, using 30 of the 50 market rate units in the development as public housing will permit HACH to accommodate all of the current residents of the existing project who wish to return to Oxford Place after reconstruction. No special HUD approval of a reduction of public housing units will be required. The use of these extra 30 units as public housing will not disrupt the anticipated NOI for the development, because all market rate units were budgeted to produce rents at less than the 30% AMGI rental level, whereas public housing tenants may have incomes up to 80% AMGI.

The imposition of public housing status on 30 extra units is not really a change to the specific terms of the HTC Application. The change will have no effect upon the income that can realistically be obtained from those units, given the rentals in the area, and there is no debt service to be negatively impacted. If, however, this change in approach is deemed to be an
amendment to the HTC Application, then we request that it be considered at the next TDHCA Board Meeting on May 26, 2005.

Thank you very much for your consideration of this request. If you have any questions concerning the revised plan for the development, please do not hesitate to call.

Very truly yours,

[Signature]

Tamea A. Dula

Enclosures

cc: Edwina Carrington
    Horace Allison
    John Hohlt
June 3, 2005

By Fax to (512) 475-0764
Mr. Ben Sheppard
TDHCA - Housing Tax Credit Program
507 Sabine Street, Suite 400
Austin, Texas 78701

RE: Oxford Place (TDHCA # 04167) - 30 Additional Public Housing Units

Dear Ben:

This is a follow-up to my letter to Brooke Boston of May 4, 2005, requesting TDHCA consent to the designation of 30 market rate units at Oxford Place as public housing units. Pursuant to my discussions with you, we agreed that if the request was deemed to be an amendment to the HTC Application, then we would defer its consideration by the TDHCA Board until the June Board Meeting in order to provide an opportunity for careful consideration by the staff. This letter is to provide a synopsis of our discussions concerning what effect, if any, the designation of 30 market rate units as public housing would have upon Oxford Place’s scoring on Selection Criteria.

Ben, you expressed a concern that the extra 30 public housing units might result in a loss of mixed-income points. I believe that under the 2004 QAP the Project would still qualify for the maximum mixed-income development points, based upon the following:

1. Oxford Place qualified for points as a mixed-income development under §50.0(g)(7)(F) of the 2004 QAP, based upon having both market rate units and qualified tax credit units. The project ultimately received the maximum of 7 points for having a unit-based Applicable Fraction which is no greater than 80%.

2. The 2004 QAP defines “Applicable Fraction” by referring to Internal Revenue Code §42(c)(1).

3. Section 42(c)(1) of the Code defines the unit fraction as being the number of low-income units divided by the number of residential rental units (whether or not occupied). Section 42(i)(3) defines “low-income units” as those being both in compliance with the rent restriction set out in §42(g)(2) and where the tenants
meet the income limitations of §42(g)(1). The Internal Revenue Code does not even refer to "market rate" units.

4. Public housing units do not necessarily qualify as "low-income units" under §42 because tenants with incomes of up to 80% AMGI qualify for public housing. For this reason it would not be fair or appropriate to assume that public housing units are the equivalent of low-income housing tax credit units in determining the Applicable Fraction. Public housing units that are not also tax credit units are not considered in calculating the Applicable Fraction for the purpose of determining tax credits - so they should not be used for calculating Applicable Fraction for the purpose of determining mixed-income development points.

5. When comparing the number of low-income housing tax credit units to the number of residential units in Oxford Place, the unit Applicable Fraction is 200/250 or 80%. This Applicable Fraction qualified for 8 points under §50.0(g)(7)(F) of the 2004 QAP. The points for §50.0(g)(7)(F) were reduced to 7 under the 2004 QAP as amended in order to ensure compliance with Attorney General Opinion Number GA-0208.

Even if we assume for discussion purposes that the public housing units are considered "low-income units" under Section 42 of the Code, the Development would still qualify for 2 mixed-income development points, based upon an Applicable Fraction of 230/250 or 92%. If the Development’s total score was accordingly reduced by 5 points, the Development would still be funded as the second-highest eligible At-Risk project in the Region.

The imposition of public housing status upon 30 of the 50 market rate units will not materially alter the Development in a negative manner. The Development’s Effective Gross Annual Income will not change adversely because the Applicant’s financial calculations presumed that rents for the market rate units would be identical to the rents for 30% AMGI tenants. The public housing units carry with them the benefit of an Annual Contributions Contract operating subsidy from the Housing Authority of the City of Houston. Finally, because the Development does not have a debt service requirement during the first 30 years, the inclusion of additional public housing units (which are not permitted to support debt) will not adversely affect the finances of the Development.
Mr. Ben Sheppard  
TDHCA – HTC Program  
June 3, 2005  
Page 3

Since making 30 of the market rate units available for public housing tenants will not materially adversely affect the Development, we think that this change to the Development does not rise to the level of a formal amendment as set out in §50.18(c)(1) of the 2004 QAP, or under §49.17(c)(1) of the 2005 QAP, as applicable. If you disagree, however, and determine that the TDHCA Board must address the issue, then we again ask that this request be heard at the June 27, 2005 Board Meeting.

Thank you very much for your further consideration of this request. If you have any questions, please do not hesitate to call.

Very truly yours,

[Signature]

Tamea A. Dula

cc: Edwina Carrington  
Horace Allison  
John Hohlt
June 6, 2005

Ms. Brooke Boston  
Housing Tax Credit Program  
TDHCA  
507 Sabine Street, Suite 400  
Austin, Texas 78701  

RE: Commons of Grace (TDHCA # 04224) – Amendment of Application.

Dear Ms. Boston:

This is a request for the amendment of the Housing Tax Credit Application for Commons of Grace (the “Project”). The Project received an allocation of 9% housing tax credits in 2004.

The Project originally agreed to limit 25% of the total units to use as transitional housing for the homeless under Section 50.9(g)(11)(F)(ii) of the 2004 Qualified Allocation Plan. This use restriction was to provide 15 points under the QAP. After the QAP was adjusted to comply with the Attorney General’s requirements, the Project received only 5 points for this restriction.

We are now advised by Paramount Financial Group (“PFG”), which is the proposed tax credit syndicator, and by GMAC Commercial Mortgage (“GMAC”), the proposed construction/permanent lender, that the Project is deemed to be economically infeasible due to the problems raised by the transitional units. Copies of letters from PFG and GMAC are enclosed. It appears that a determination was made by PFG’s tax counsel that Supportive Housing Program rental subsidies, which are the type of rental subsidies primarily available to the homeless, are considered “federal funds” when used in the housing tax credit context. Each year the eligible basis of the Project would need to be reduced by the amount of Supportive Housing Program funds that subsidized the transitional units. This scenario means that the transitional units could undermine the equity financing of the Project by requiring that the housing tax credits be recaptured. Due to this potential, PFG regards the Project’s tax credits as being unmarketable.

The issue with the marketability of the housing tax credits flows through to the ability of the Project to obtain construction and permanent financing. Both construction and permanent financing were to have been provided by GMAC. Based upon the potential for tax credit recapture, and the concomitant reduction in possible equity financing, GMAC has found that the Project’s financial feasibility has been compromised. Additionally, without the ability to use Supportive Housing Program subsidies, the universe of potential tenants for the restricted transitional units is limited, which affects the likely cash flow for the Project.

We are requesting that the restriction for 27 transitional units for the homeless be eliminated so that this Project can obtain tax credit equity and financing and provide affordable
Brooke Boston  
Housing Tax Credit Program  
June 6, 2005  
Page 2

housing for 108 elderly families. In exchange, we propose that all 27 units be restricted to tenants with incomes not exceeding 50% AMGI. This substitution of restrictions will permit the Project to undergo development and will still provide a substantial low-income targeting obligation for the Project.

Based upon information provided by the TDHCA concerning the final point scores for competitive Housing Tax Credit Applications, we are given to understand that the loss of the 5 transitional housing points would not affect the allocation of tax credits to the Project. If this should not be the case, then we request that the TDHCA notify us as soon as possible.

Thank you very much for your consideration of this request. If you have any questions concerning the Project or if you need any additional information, please do not hesitate to call Pastor Charles Taylor at 713-631-3329.

Very truly yours,

TX COMMONS OF GRACE, L.P., a Texas limited partnership

By: TX Commons of Grace, LLC, its General Partner

By: G.C. Community Development Corporation, its sole member

By:  
Charles Taylor

Enclosures
June 6, 2005

Commons of Grace, LP
Attn: Deepak Sulakhe
5910 North Central Expressway,
Suite 1145
Dallas, Texas 75206

Re: Commons of Grace, TDHCA No. 04224

Dear Deepak:

I regret to inform you that Paramount Financial Group will not be able to close our equity into Commons of Grace because of recently discovered tax issues with the 27 units that are homeless set-aside. Our investment committee recently determined on another project with a similar set-aside that we can not effectively market the tax credits to an investor because of tax issues regarding the rental assistance proposed for many of the homeless units, which exacerbate the already substantial risks of finding qualified tenants for the transitional homeless units. The Commons at Grace development shares these issues.

We understand that Jim McDermott of Holland & Knight, our tax counsel, spoke with the IRS and has concluded that the use of Supportive Housing Program ("SHP") rental assistance for transitional/homeless tenant would be treated as federal funds by the IRS. This would result in an annual reduction of basis equal to the dollar amount of the SHP rental assistance received, which would result in tax credit recapture. This limits the ability of the partnership to rely on SHP rental assistance for a large percent of the units and increases the risk of finding tenants.

Our interpretation of the definition of "homeless persons" referenced in the QAP under 24 CFR 91.5 is that any homeless person housed by Commons of Grace would not only have to 1) lack a fixed, regular, and adequate night time residence, but 2) also would have to have a current night time residence in the form of i) a supervised publicly or privately operated shelter, ii) an institution (for example a mental institution), or iii) a public or private place not designated for sleeping (for example a train station, bus station, park bend or sidewalk). This definition of homeless referenced in the QAP would limit the population of qualified homeless persons for residency, making it more likely that they would have to come from shelters with SHP rental assistance resulting in a loss of credits and recapture for our investors. Our investors especially dislike amending their tax returns to reflect the recapture of tax credits they have already taken.

You have indicated that some of the homeless tenants would have small incomes such as social security and would be able to pay the rent for the very low income units, or that they would have Section 8 vouchers. Given the definition of "homeless persons," it is difficult to count on these
tenants having any social security or other income and more likely that they would have SHP rental assistance than Section 8 vouchers.

If the developers of Commons of Grace were able to eliminate or substantially reduce the homeless set-aside, Paramount Financial Group would reconsider investing in the project. We at PFG consider you one of our best developers and hope to work with you in the future. If you or TDHCA have any questions or I can be of further assistance please call me at 216-896-9696.

PARAMOUNT FINANCIAL GROUP, INC.

By: [Signature]  
Michael L. Moses, Director, Acquisitions

Date: 6/6/05
June 6, 2005

Commons of Grace, LP
c/o Southwest Housing
5910 North Central Expressway,
Suite 1145
Dallas, Texas 75206
Attention: Mr. Deepak Sulakhe

Re: Commons of Grace, Houston, Texas

Dear Mr. Sulakhe:

This is to advise you that GMAC Commercial Mortgage does not anticipate being able to commit to close the proposed construction and permanent financing for Commons of Grace, due to certain tax issues with respect to the 27 units that are designated as transitional housing for the homeless. It has recently come to our attention that Supportive Housing Program ("SHP") rental assistance for the homeless tenants would be treated as federal funds by the IRS. We understand that this would result in an annual reduction of basis equal to the dollar amount of the SHP rental assistance received. In our view, the resulting tax credit recapture from such a reduction in basis would compromise the project financial feasibility. On the other hand, inability to use SHP rental assistance to cover the rents for the 27 transitional units would materially limit the population of potential tenants for the transitional units, and this adversely affects the gross rental income for the project.

We understand that the Texas Department of Housing and Community Affairs has recently permitted developers in similar situations to either eliminate or substantially reduce the transitional housing requirement. We suggest that you pursue such an alternative for Commons of Grace, since the transitional element makes the development’s feasibility very problematic from a lending perspective.

Please do not hesitate to contact me at 615-279-7508 to discuss this matter in greater detail.

Sincerely,

[Signature]
Lloyd Griffin
Vice President

Cc: Andrew Kramer, BRMF&S
Action Items

Requests for extensions to close construction loans are summarized below.

Required Action

Approve or deny the requests for extensions associated with 2004 Housing Tax Credit commitments.

Background

Pertinent facts about the developments requesting extensions are given below. Each request was accompanied by a mandatory $2,500 extension request fee.

Villa Del Sol, HTC No. 04036

Summary of Request: Applicant requests an extension of the deadline to close the construction loan. Applicant needs additional time to obtain approvals from the U.S. Department of Housing and Urban Development (HUD) for a property disposition application, loan terms and partnership documents. Applicant has executed letters of intent with MMA Financial for syndication and with PNC Multifamily Capital (PNC) for a permanent loan. Applicant has also closed a predevelopment loan with PNC and executed a contract with Tellepsen Builders, the general contractor. Applicant states that although HUD promised action within 60 days, applicant knows that HUD has taken 90 days in similar cases; therefore, applicant requests an extension of approximately 120 days to make sure that HUD’s action is completed.

Applicant: VDS Housing, Ltd.
General Partner: Brownsville Housing Authority (BHA)
Developer: Brownsville Housing Authority; Tekoa Partners, Ltd.
Principals/Interested Parties: Remberto Arteaga of BHA, William Skeen of Tekoa
Syndicator: MMA Financial
Construction Lender: PNC Multifamily Capital
Permanent Lender: PNC Multifamily Capital
Other Funding: NA
City/County: Brownsville/Cameron
Set-Aside: General
Type of Area: Urban/Exurban
Type of Development: Acquisition/Rehabilitation
Population Served: General Population
Units: 189 HTC and 10 market rate units (and 1 employee unit)
2004 Allocation: $485,000
Allocation per HTC Unit: $2,566
Extension Request Fee Paid: $2,500
Type of Extension Request: Construction Loan Closing
Note on Time of Request: Request was submitted on time but was not included in the last Board Book because a routing error delayed its receipt for processing.

Current Deadline: June 1, 2005
New Deadline Requested: September 30, 2005
New Deadline Recommended: September 30, 2005
Prior Extensions: None
**Las Canteras Apartments, HTC Development No. 04037**

**Summary of Request:** Applicant requests an extension of the deadline to close the construction loan. Applicant needs additional time to obtain approvals from HUD for a property disposition application, loan terms and partnership documents. Applicant has executed letters of intent with MMA Financial for syndication and with PNC Multifamily Capital (PNC) for a permanent loan. Applicant has also closed a predevelopment loan with PNC and executed a contract with Tellepsen Builders, the general contractor. Applicant states that although HUD promised action within 60 days, applicant knows that HUD has taken 90 days in similar cases; therefore, applicant requests an extension of approximately 120 days to make sure that HUD’s action is completed.

Applicant: Las Canteras Housing Partners, Ltd.
General Partner: Pharr Housing Development Corporation (PHDC)
Developer: PHDC; Tekoa Partners, Ltd.
Principals/Interested Parties: PHDC, William Skeen of Tekoa
Syndicator: MMA Financial
Construction Lender: PNC Multifamily Capital
Permanent Lender: PNC Multifamily Capital
Other Funding: NA
City/County: Pharr/Hidalgo
Set-Aside: Nonprofit
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population
Units: 100 HTC units
2004 Allocation: $567,803
Allocation per HTC Unit: $5,678
Extension Request Fee Paid: $2,500
Type of Extension Request: Construction Loan Closing
Note on Time of Request: Request was submitted on time but was not included in the last Board Book because a routing error delayed its receipt for processing.

Current Deadline: June 1, 2005
New Deadline Requested: September 30, 2005
**New Deadline Recommended:** September 30, 2005
Prior Extensions: None

**Staff Recommendation:** Approve extension as requested. Other developments with financing that requires action by HUD were given similar extensions at the May 26, 2005 Board Meeting.
Summary of Request: Applicant requests an extension of the deadline to close the construction loan. Applicant needs additional time to obtain approval from HUD for the restructuring of a bridge loan which HUD requires. HUD did not require the restructuring when the application was submitted to HUD. The requirement resulted from a change in HUD rules after the application was made.

Applicant: Shepherd Lane Housing, LP
General Partner: Shepherd Lane Development, LLC (SLD)
Developer: RLP Development LLC (RLP) (co-developer); Simpson Housing Solutions (co-developer)
Principals/Interested Parties: Ron Pegram (100% owner of SLD and RLP); Simpson Housing Solutions
Syndicator: Simpson Housing Solutions
Construction Lender: Malone Mortgage
Permanent Lender: Malone Mortgage
Other Funding: Communidad Corporation
City/County: Balch Springs/Dallas
Set-Aside: General
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population
Units: 128 HTC units and 32 market rate units
2004 Allocation: $845,382
Allocation per HTC Unit: $6,605
Extension Request Fee Paid: $2,500
Type of Extension Request: Construction Loan Closing
Note on Time of Request: Request was submitted on June 14, 2005; Deadline for submission was May 12, 2005.
Current Deadline: June 1, 2005
New Deadline Requested: September 30, 2005
New Deadline Recommended: September 30, 2005
Prior Extensions: None
Staff Recommendation: Approve extension as requested. Other developments with financing that requires action by HUD were given similar extensions at the May 26, 2005 Board Meeting.
Summary of Request: Applicant requests an extension of the deadline to close the construction loan. Applicant needs additional time to obtain final building permits from the City of Fort Worth.

Applicant: Hemphill Samaritan, LP
General Partner: Hemphill Samaritan, LLC (Tarrant County Samaritan Housing, Inc., a nonprofit, is sole member)
Developer: Hemphill Samaritan Developers, LLC
Principals/Interested Parties: Tarrant County Samaritan Housing, Inc. (nonprofit sole member of GP); Tom Scott (member of owner of developer)
Syndicator: Alliant
Construction Lender: Mitchell Mortgage
Permanent Lender: Mitchell Mortgage
Other Funding: NA
City/County: Fort Worth/Tarrant
Set-Aside: Nonprofit
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population
Units: 126 HTC units
2004 Allocation: $818,328
Allocation per HTC Unit: $6,495
Extension Request Fee Paid: $2,500
Type of Extension Request: Construction Loan Closing
Note on Time of Request: Request was submitted on time but was not included in the last Board Book to allow time for withdrawing it without a processing fee if the loan could be closed on-time.

Current Deadline: June 1, 2005
New Deadline Requested: August 31, 2005
New Deadline Recommended: August 31, 2005
Prior Extensions: None
Staff Recommendation: Approve extension as requested.
Summary of Request: Applicant requests an extension of the deadline to close the construction loan. Applicant needs additional time to obtain final building permits from the City of League City.

Applicant: Hobbs Road Village, LP
General Partner: Hobbs Road Village GP, LLC
Developer: Hobbs Road Developers, LLC
Principals/Interested Parties: Tom Scott (sole member of GP; member of owner of developer)
Syndicator: Alliant
Construction Lender: Mitchell Mortgage
Permanent Lender: Mitchell Mortgage
Other Funding: League City (grant)
City/County: League City/Galveston
Set-Aside: Nonprofit
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population
Units: 80 HTC units and 20 market rate units
2004 Allocation: $551,851
Allocation per HTC Unit: $6,898
Extension Request Fee Paid: $2,500
Type of Extension Request: Construction Loan Closing
Note on Time of Request: Request was submitted on time but was not included in the last Board Meeting to allow time for withdrawing it without a processing fee if the loan could be closed on-time.

Current Deadline: June 1, 2005
New Deadline Requested: August 31, 2005
New Deadline Recommended: August 31, 2005
Staff Recommendation: Approve extension as requested.
MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

June 27, 2005

**Action Items**
Approve a list of applications (as of June 27) for Housing Tax Credits in accordance with the 2005 Qualified Allocation Plan and Rules.

**Required Action**
Approve, deny or approve with amendments, subject to underwriting and possible appeals, the list of recommended applications (as of June 27) for Housing Tax Credits from the 2005 Housing Tax Credit Ceiling.

**Background and Recommendations**
The Board is required by §2306.6724(e) to “review the recommendations of department staff regarding applications and shall issue a list of approved applications each year in accordance with the qualified allocation plan no later than June 30.” In July, as required by §2306.6724(f), the Board “shall issue final commitments for allocations of housing tax credits each year in accordance with the qualified allocation plan not later than July 31.” This agenda item satisfies the requirement for the June deadline for the 2005 Housing Tax Credit (HTC) cycle.

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

1. Report of Cumulative Recommendations (only shows those applications recommended)
2. Report of Recommendations by Region (shows all active applications)
3. Report of Recommendations for the Nonprofit Set-Aside (only shows those applications recommended in the nonprofit set-aside)
4. Report of Status and Evaluation Comment for All Submitted Applications
5. Summary Report per Development (provided in Development number order for all active applications)

Please note that no recommendations are being made at this time for the 2005 Waiting List. The final recommendations for the HTC awards will take place at the board meeting on July 27, 2005; Waiting List recommendations will be made at that meeting.

I. **REGIONAL ALLOCATION FORMULA AND SET ASIDES**
The Department’s Credit Ceiling for 2005 totals **$41,872,030**. As required by §2306.111 of the Texas Government Code, and further codified in §49.7(a) of the 2005 Qualified Allocation Plan and Rules (QAP), the Department utilizes a regional allocation formula to distribute credits from the Credit
Ceiling. There are thirteen state service regions which receive varying portions of the Credit Ceiling based on the need in those regions. A map of those regions follows this write-up. Each region is further divided into two allocations – a Rural Regional Allocation and an Urban/Exurban Regional Allocation. Based on the formula, each of these twenty-six geographic areas is targeted to receive a specific amount of housing tax credits.

As required by §49.7(b)(1) of the QAP, several set-asides/allocations are also required to be met with the 2005 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. As described in §49.9(d), applications in the nonprofit set-aside compete among those applications for the general pool and are not backed out initially. Only if the 10% set-aside is not met when evaluating applications on their score, will the Department then add the highest scoring Qualified Nonprofits statewide until the 10% Nonprofit Set-Aside is met. It should be noted that for the 2005 Credit Ceiling, the Nonprofit Set-Aside is satisfied purely through the general scoring competitiveness of the Nonprofit applications, and it was unnecessary to add nonprofit applications for non-scoring reasons.

Pursuant to §49.7(b)(2) of the QAP, 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. Pursuant to §49.7(a), 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 funded by USDA. Both the At-Risk Set-Aside and the USDA Allocation are awarded on a regional basis and not a statewide basis.

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.

<table>
<thead>
<tr>
<th>Place for Geographical Reference</th>
<th>Regional Funding Amount</th>
<th>Rural Funding Amount</th>
<th>Urban/Exurban Funding Amount</th>
<th>USDA for Region</th>
<th>At-Risk for Region</th>
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<td>$2,056,920</td>
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<td>$1,485,757</td>
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II. APPLICATION SUBMISSIONS

There were 223 Pre-Applications submitted reflecting a total request for credits of $156,565,590. Subsequently there were 166 full applications submitted with a total request for credits of $100,255,949. At this time, 17 of those applications have been terminated and/or withdrawn by the applicant. Additionally, four developments were awarded 2005 funds as Rural Rescue Forward Commitments last year. Therefore, there are 145 applications currently competing for credits.

III. DEVELOPMENT EVALUATION

Central to the 2005 HTC application cycle was our commitment to ensuring fairness and consistency in evaluating all of the applications, and ensuring adherence to all required guidelines. A new process was utilized this year based on the 2005 QAP: “Each Application will be assessed based on either the Applicant’s self-score or the Department’s preliminary score, region, and any Set-Asides that the Application indicates it is eligible for, consistent with paragraph (5) of this subsection. Those Applications that appear to be most competitive will be designated as “priority” Applications. Applications that do not appear to be competitive may not be reviewed in detail for Threshold Criteria during the Application Round.” This process therefore limited the number of more time-consuming Threshold reviews. Staff reviewed Threshold and Selection Criteria using a system of peer reviews to confirm the accuracy of the scores awarded and to maintain consistency in the interpretation of the criteria requirements. Staff has inspected all proposed development sites to make a first-hand assessment of site conditions and to evaluate the physical state of developments applying for rehabilitation tax credits.

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

In accordance with state law, the Department held 13 public hearings in April 2005 in each of the thirteen regions to receive comments from citizens, neighborhood groups, and elected officials on the 2005 applications. The hearings and written comments provided valuable information regarding the need for and the impact of awarding credits to many developments. A summary of the public comment received on each recommended development is provided in each application’s summary report.

2005 is the second year for the Department to include a scoring criteria for Quantifiable Community Participation. Staff received and evaluated 80 letters for this exhibit. A deficiency letter was sent to all organizations for which the letter was found to be deficient and a deficiency cure period was provided. Ultimately there were 49 eligible letters meeting all Department requirements. Of those letters, 46 letters received a score of 24 (the maximum score for a letter of support) and 3 letters received a score of zero (the maximum score for a letter of opposition). All other applications - for which either no letters were received or for which the letters were determined to be ineligible – received a score of 12 as required in the QAP. All letters, regardless of their score, have been summarized for the Board in each application’s summary report indicating the comments of the neighborhood or other organizations.

It should be noted that this year there are two primary items that are not required to be submitted to the Department until after the July Board award decision is made. Those include evidence of zoning and evidence of funding commitment from local political subdivisions. The fact that some awarded applicants may be unable to provide the appropriate evidence at that time, may very likely create a situation where credits awarded will be rescinded. Applicants in this situation will be given an
opportunity to appeal this decision but if all appeals are unsuccessful, the credits will be committed to the next applicant on the Waiting List.

IV. STAFF RECOMMENDATION

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

At this time, applications have not been reviewed for financial feasibility. All recommendations made to the Board are based on credit amounts requested and the representations of the applicant. Therefore, all recommendations are subject to a review for financial feasibility. Through this review some applications may be found to be financially infeasible, in which case they will be removed from the Recommendation List for the July 27 Board meeting. Furthermore, applications that are found to be feasible, may still have their credit amount reduced and/or may have conditions placed on the allocation.

Because final credit amounts are not yet known and the list may continue to change, each sub-region (26 pots) is being provided to the Board for recommendation as “under-allocated”. This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the “A” Preliminary Recommendation List. Each of those developments is noted in the “N” Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be the “next” application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.

In addition to applications that may be removed from the list for issues of financial feasibility, applications may also be removed from the recommended list as determinations are made on appeals on applications are heard. For example, if an appellant for an infeasible application has a successful appeal for feasibility and is reinstated, they may move ahead of an applicant who is on this June 27 Recommended List. Also, while the attached recommendation list has removed some applications that might cause an applicant to violate the $2 million credit limit, more adjustments may still be made upon completion of underwriting.

As staff was making recommendations, each region was reviewed. The first evaluation within each region was to ensure that the highest scoring USDA applications from each region were selected to satisfy the USDA Allocation; followed by the selection of the highest scoring At-Risk Set-Aside applications to satisfy the required set-aside amount in each region. Subsequently, all recommendations are based on score and competitiveness in the region.

The total number of developments recommended at this time is 63. Including the 4 Rural Rescue Forward Commitments awarded in 2004, this is a total of 67 developments recommended credits for 2005. The total amount recommended, including the Rural Rescue Forward Commitments, is $35,017,847. The total credit amount recommended for Qualified Nonprofit Organizations is $6,105,430, which is 15% of the total recommended credits. Note that the total Credit Ceiling available is $41,872,030. The staff recommendation is therefore $6,854,183 less than the amount available to allocate. As noted above, adjustments to “use” those remaining credits will be determined in the July recommendation list. In any event, the July Recommendation List will not exceed the 2005 Credit Ceiling.
State Ceiling to be Allocated: $41,872,030

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<tr>
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<th>USDA NP AR</th>
<th>Alloc</th>
<th>HOME HTF</th>
<th>Layering</th>
<th>Activity</th>
<th>LI</th>
<th>Total Units</th>
<th>Units Pop</th>
<th>Credit Request</th>
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<td>NC</td>
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Allocation Information for Region 1: Total Credits Available for Region: $2,056,920 Rural Allocation: $571,164 Urban/Exurban Allocation: $1,485,757 5% Required for USDA: $102,846 15% Required for At-Risk: $308,538

Please refer to report footer for appropriate disclaimers.
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<thead>
<tr>
<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc USDA NP AR</th>
<th>Set-Asides</th>
<th>Layering HOME HTF</th>
<th>Activity LI</th>
<th>Total Units</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
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**Allocation Information for Region 2:**

- **Total Credits Available for Region:** $1,160,834
- **Rural Allocation:** $526,396
- **Urban/Exurban Allocation:** $634,438

**5% Required for USDA:** $58,042

**15% Required for At-Risk:** $174,125

**Applications Submitted in Region 2: Urban/Exurban**

- **05058 2 A Green Briar Village Apartments 601 Airport Dr. Wichita Falls U/E NC**
  - Subtotal: 76 76 F $604,349
  - **Subtotal:** 76 76 $604,349

**Applications Submitted in Region 2: Rural**

- **05000 2 A Snyder Housing Venture, Ltd. 100 East 37th ST. Snyder NC/R**
  - Subtotal: 39 39 F $30,658
  - **Subtotal:** 39 39 $30,658

**2 Applications in Region**

- **Region Total:** 115 115 $635,007

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Please refer to report footer for appropriate disclaimers.
### Region: 3

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<th>AR</th>
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<th>Pop</th>
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**Allocation Information for Region 3:**

- **Total Credits Available for Region:** $7,659,259
- **Rural Allocation:** $653,152
- **Urban/Exurban Allocation:** $7,006,107
- **5% Required for USDA:** $382,963
- **15% Required for At-Risk:** $1,148,889

### Applications Submitted in Region 3:

#### Urban/Exurban

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<tr>
<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
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<th>City</th>
<th>USDA</th>
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<td>N/C/R</td>
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<tr>
<td>05116</td>
<td>3</td>
<td>Wahoo Frazier Townhomes</td>
<td>East side of Blocks 4700-4900 Hatcher St.</td>
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<td>U/E</td>
<td>X</td>
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<td>Sphinx at Luxar</td>
<td>3110 Cockrell Hill Rd.</td>
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<td>U/E</td>
<td>X</td>
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<td>05171</td>
<td>3</td>
<td>Fairway Crossing</td>
<td>7229 Ferguson Rd.</td>
<td>Dallas</td>
<td>U/E</td>
<td>X</td>
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<td>297</td>
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<tr>
<td>05146</td>
<td>3</td>
<td>Spring Garden V</td>
<td>200 North Spring Branch Trail</td>
<td>Springtown</td>
<td>R</td>
<td></td>
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<td>40</td>
<td>40</td>
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#### Rural

<table>
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<tr>
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<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
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**Total:** 1,170 1,211 $6,687,403

**Subtotal:** 1,170 1,211 $6,687,403

**Total:** 40 40 $292,831

**Subtotal:** 40 40 $292,831

**8 Applications in Region**

**Region Total:** 1,210 1,251 $6,980,234

Please refer to report footer for appropriate disclaimers.
### Region: 4

#### Allocation Information for Region 4:
- **Total Credits Available for Region:** $2,066,444
- **Rural Allocation:** $952,180
- **Urban/Exurban Allocation:** $1,114,264

5% Required for USDA: $103,322
15% Required for At-Risk: $309,967

#### Applications Submitted in Region 4: Urban/Exurban

<table>
<thead>
<tr>
<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc USDA NP AR</th>
<th>HOME HTF</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop 6</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
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<tbody>
<tr>
<td>05051</td>
<td>4</td>
<td>Longview Senior Apartment</td>
<td>1600 Block of East Whaley</td>
<td>Longview</td>
<td>U/E</td>
<td></td>
<td></td>
<td>100</td>
<td>100</td>
<td>E</td>
<td>$870,000</td>
<td>Brad Forslund</td>
<td>185</td>
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**Subtotal:** 100 100 $870,000

**Total:** 100 100 $870,000

#### Applications Submitted in Region 4: Rural

<table>
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<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc USDA NP AR</th>
<th>HOME HTF</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop 6</th>
<th>Credit Request</th>
<th>Owner Contact</th>
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<td>05027</td>
<td>4</td>
<td>Timber Village Apartments</td>
<td>2707 Norwood St. at Loop 390</td>
<td>Marshall</td>
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<td>$620,359</td>
<td>John O. Boyd</td>
<td>183</td>
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<td>2 Million</td>
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<td>05235</td>
<td>4</td>
<td>Country Square Apartments</td>
<td>1001 Lakeview</td>
<td>Lone Star</td>
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<td>F</td>
<td>$85,394</td>
<td>James W. Fieser</td>
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</tr>
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</table>

**Subtotal:** 100 100 $705,753

**Total:** 100 100 $705,753

### 3 Applications in Region
- **Region Total:** 200 200 $1,575,753

---

Please refer to report footer for appropriate disclaimers.
**Region:** 5

**Allocation Information for Region 5:**
- Total Credits Available for Region: $1,243,737
- Rural Allocation: $744,421
- Urban/Exurban Allocation: $499,316

**Applications Submitted in Region 5:**

### Urban/Exurban
- **05199**
  - Development Name: Southwood Crossing Apartments
  - Address: North side of 173 between 9th Ave and Hwy 347
  - City: Port Arthur
  - USDA: U/E
  - Activity: HOME
  - Total Units: 120
  - Pop: F
  - Credit Request: NC
  - Final Score: $637,516
  - Owner Contact: Ike Akbari
  - 1 Mile Conflict: 182
  - Comment: Competitive in Region

**Subtotal:** 120 120 $637,516

### Rural
- **05193**
  - Development Name: Park Place Apartments
  - Address: SE Corner of Park Street and Tower Road
  - City: Nacogdoches
  - USDA: R
  - Activity: HOME
  - Total Units: 59
  - Pop: E
  - Credit Request: NC
  - Final Score: $523,000
  - Owner Contact: Justin Zimmerman
  - 1 Mile Conflict: 172
  - Comment: Competitive in Region

- **05251**
  - Development Name: Joaquin Apartments
  - Address: Route 1, Box 141, Highway 84
  - City: Joaquin
  - USDA: R
  - Activity: HOME
  - Total Units: 31
  - Pop: F
  - Credit Request: ACQ/R
  - Final Score: Murray A. Calhoun
  - 1 Mile Conflict: 121
  - Comment: USDA Set-Aside

**Subtotal:** 90 92 $588,824

**Total:** 90 92 $588,824

**3 Applications in Region**

**Region Total:** 210 212 $1,226,340

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Please refer to report footer for appropriate disclaimers.
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<th>Alloc. Units</th>
<th>USDA NP</th>
<th>AR Home</th>
<th>HTF</th>
<th>Activity</th>
<th>Total Units</th>
<th>LI Units</th>
<th>Tot Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
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</tr>
<tr>
<td>05165</td>
<td>6 A</td>
<td>Lincoln Park Apartments</td>
<td>790 West Little York</td>
<td>Houston</td>
<td>U/E</td>
<td></td>
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<td>200</td>
<td>250</td>
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<td>Horace Allison</td>
<td>187</td>
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<td>05204</td>
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<td>Ambassador North Apartments</td>
<td>8210 Bauman Rd.</td>
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<td>Amay Inamdar</td>
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<td>6 A</td>
<td>Waterside Court</td>
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<td>W. Barry Kahn</td>
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<td>200 North Pines</td>
<td>Houston</td>
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<td>189</td>
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<td>U/E</td>
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<td>$986,061</td>
<td>Chris Richardson</td>
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<td>05022</td>
<td>6 A</td>
<td>The Enclave</td>
<td>South side of 1200 and 2300 Blocks of West Tidwell</td>
<td>Houston</td>
<td>U/E</td>
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<td>Isaac Matthews</td>
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<tr>
<td>05044</td>
<td>6 A</td>
<td>Copperwood Apartments</td>
<td>4407 South Panther Creek Dr.</td>
<td>The Woodlands</td>
<td>U/E</td>
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<td>300</td>
<td>E</td>
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<td>Paul Paterno</td>
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<td>At-Risk Set-Aside</td>
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</table>

**Subtotal:** 1,126 1,191 $6,678,263

**Total:** 1,126 1,191 $6,678,263

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<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc. Units</th>
<th>USDA NP</th>
<th>AR Home</th>
<th>HTF</th>
<th>Activity</th>
<th>Total Units</th>
<th>LI Units</th>
<th>Tot Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
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<td>05084</td>
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<td>University Place Apartments</td>
<td>310 University</td>
<td>Wharton</td>
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<td>James W. Fieser</td>
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<td>05234</td>
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<td>Park Place Apartments 20 S. Mechanic</td>
<td>4510 South Mechanic Rd.</td>
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<td>✓ R</td>
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<td>James W. Fieser</td>
<td>82</td>
<td>N/A</td>
<td>USDA Set-Aside</td>
</tr>
<tr>
<td>05239</td>
<td>6 A</td>
<td>Bayshore Manor Apartments</td>
<td>138 Sandpiper Circle</td>
<td>Palacios</td>
<td>✓ ✓ ✓</td>
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<td>USDA/ At-Risk Set-Aside</td>
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**Subtotal:** 178 178 $493,788

**Total:** 178 178 $493,788

**10 Applications in Region**

Region Total: 1,304 1,369 $7,172,051

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Please refer to report footer for appropriate disclaimers.
### Region: 7

#### Allocation Information for Region 7:
- **Total Credits Available for Region:** $2,928,201
- **Rural Allocation:** $219,565
- **Urban/Exurban Allocation:** $2,708,636
- **5% Required for USDA:** $146,410
- **15% Required for At-Risk:** $439,230

<table>
<thead>
<tr>
<th>Applications Submitted in Region 7:</th>
<th>Urban/Exurban</th>
</tr>
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<tbody>
<tr>
<td><strong>05142</strong> 7 A Wesleyan Retirement Homes</td>
<td>Georgetown U/E 50 51 E ACQ/R $372,791 Chris Spence 192 N/A Competitive in Region</td>
</tr>
<tr>
<td><strong>05207</strong> 7 A Parker Lane Seniors Apartments</td>
<td>Austin U/E 68 68 E NC $687,984 Jim Shaw 182 N/A Competitive in Region</td>
</tr>
<tr>
<td><strong>05195</strong> 7 A San Gabriel Senior Village</td>
<td>Georgetown U/E 100 100 E NC $785,000 Colby W. Denison 181 N/A Competitive in Region</td>
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<tr>
<td><strong>05260</strong> 7 A Saddlecreek Apartments at Buda</td>
<td>Buda U/E 144 144 F NC $862,795 Mark Musemeche 179 N/A Competitive in Region</td>
</tr>
<tr>
<td><strong>Total Rural Applications Submitted in Region 7:</strong></td>
<td>362 363 $2,708,570</td>
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<table>
<thead>
<tr>
<th>Applications Submitted in Region 7:</th>
<th>Rural</th>
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<tbody>
<tr>
<td><strong>05228</strong> 7 A City Oaks Apartments</td>
<td>Johnson City R ACQ/R $165,166 Stephen M. Wasserman 135 N/A USDA Set-Aside</td>
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<tr>
<td><strong>Total Rural Applications Submitted in Region 7:</strong></td>
<td>24 24 $165,166</td>
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**5 Applications in Region**

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Please refer to report footer for appropriate disclaimers.
## Region: 8

### Allocation Information for Region 8:

<table>
<thead>
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<th>Total Credits Available for Region: $2,486,321</th>
<th>Rural Allocation: $546,364</th>
<th>Urban/Exurban Allocation: $1,939,956</th>
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<td>5% Required for USDA: $124,316</td>
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### Applications Submitted in Region 8:

#### Urban/Exurban

<table>
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<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc.</th>
<th>USDA NP</th>
<th>AR</th>
<th>Set-Asides</th>
<th>Layering</th>
<th>HOME HTF</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
<th>1 Mile Comment</th>
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</thead>
<tbody>
<tr>
<td>05016</td>
<td>8 A</td>
<td>Country Lane Seniors-Temple Community</td>
<td>North side of Southeast H.K. Dodgen Loop, West of Martin Luther King, Jr. Dr.</td>
<td>Temple</td>
<td>U/E</td>
<td></td>
<td>NC</td>
<td>98</td>
<td>102</td>
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<td>Kenneth H. Mitchell</td>
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<td>05164</td>
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<td>Ridge Pointe Apartments</td>
<td>1600 Block Bacon Ranch Rd.</td>
<td>Killeen</td>
<td>U/E</td>
<td></td>
<td>NC</td>
<td>164</td>
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<td>Michael Lankford</td>
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**Subtotal:** 262 274 $1,907,387

#### Rural

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<th>Address</th>
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<th>Alloc.</th>
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<th>AR</th>
<th>Set-Asides</th>
<th>Layering</th>
<th>HOME HTF</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
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<th>Credit Request</th>
<th>Owner Contact</th>
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<th>1 Mile Conflict</th>
<th>1 Mile Comment</th>
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<tbody>
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<td>05238</td>
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<td>Hamilton Manor Apartments</td>
<td>702 S. College St.</td>
<td>Hamilton</td>
<td>R</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<td>Bonita Williams</td>
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<td>05243</td>
<td>8 A</td>
<td>Villas of Hubbard</td>
<td>N.W. Corner of Magnolia Avenue and S. 4th Street</td>
<td>Hubbard</td>
<td>R</td>
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<td>✓</td>
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<td>✓</td>
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<td>36</td>
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<td>Deborah A. Griffin</td>
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<td>05236</td>
<td>8 A</td>
<td>Clifton Manor Apartments I and II</td>
<td>610 S. Avenue F, 115 S. Avenue P</td>
<td>Clifton</td>
<td>R</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<td>05225</td>
<td>8 A</td>
<td>Normangee Apartments</td>
<td>OSR &amp; 3rd St</td>
<td>Normangee</td>
<td>R</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>ACQ/R</td>
<td>20</td>
<td>20</td>
<td>F</td>
<td>$131,703</td>
<td>Stephen M. Wasserman</td>
<td>135</td>
<td>N/A</td>
<td>At-Risk Set-Aside</td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal:** 114 114 $503,654

**Total:** 114 114 $503,654

### 6 Applications in Region

**Region Total:** 376 388 $2,411,041

---

Please refer to report footer for appropriate disclaimers.
### Region: 9

<table>
<thead>
<tr>
<th>Applications Submitted in Region 9:</th>
<th>Urban/Exurban</th>
<th>Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>05159 9 A San Juan Square</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner of South Zarzamora St. and Ceralvo St.</td>
<td>San Antonio</td>
<td>U/E □ □ □ □ NC 137 143 F $1,000,000</td>
</tr>
<tr>
<td><strong>05118 9 A Vista Verde I &amp; II Apartments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>810 &amp; 910 North Frio St.</td>
<td>San Antonio</td>
<td>U/E □ □ □ □ ACQ/R 190 190 F $1,126,771</td>
</tr>
<tr>
<td><strong>Subtotal:</strong></td>
<td>327 333</td>
<td>$2,126,771</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>327 333</td>
<td>$2,126,771</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applications Submitted in Region 9:</th>
<th>Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>05226 9 A Lytle Apartments</strong></td>
<td></td>
</tr>
<tr>
<td>14720 Main Street</td>
<td>Lytle</td>
</tr>
<tr>
<td><strong>05231 9 A Kerrville Housing</strong></td>
<td></td>
</tr>
<tr>
<td>515 Roy Street</td>
<td>Kerrville</td>
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<tr>
<td><strong>Subtotal:</strong></td>
<td>72 72</td>
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<tr>
<td><strong>Total:</strong></td>
<td>72 72</td>
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<table>
<thead>
<tr>
<th>4 Applications in Region</th>
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<tbody>
<tr>
<td><strong>Region Total:</strong></td>
</tr>
</tbody>
</table>

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Allocation Information for Region 9:
Total Credits Available for Region: $3,362,480
Rural Allocation: $348,968
Urban/Exurban Allocation: $3,013,512

5% Required for USDA: $168,124
15% Required for At-Risk: $504,372

Please refer to report footer for appropriate disclaimers.
<table>
<thead>
<tr>
<th>Region: 10</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Allocation Information for Region 10:</strong></td>
<td><strong>Total Credits Available for Region:</strong> $2,069,424</td>
</tr>
<tr>
<td></td>
<td></td>
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<tr>
<td><strong>Applications Submitted in Region 10:</strong></td>
<td><strong>Urban/Exurban</strong></td>
</tr>
<tr>
<td>05127 10 A Navigation Pointe 909 S. Navigation Blvd. Corpus Christi U/E</td>
<td></td>
</tr>
<tr>
<td>05166 10 A Hampton Port Apartments 6130 Wooldridge Rd. Corpus Christi U/E</td>
<td>✔ ✔ ✔ ✔</td>
</tr>
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<td></td>
<td>Subtotal:</td>
</tr>
<tr>
<td></td>
<td>Total:</td>
</tr>
<tr>
<td><strong>Applications Submitted in Region 10:</strong></td>
<td><strong>Rural</strong></td>
</tr>
<tr>
<td>05024 10 A Figueroa Apartments 998 Ruben Chavez St. Robstown R</td>
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<td></td>
<td>Subtotal:</td>
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<tr>
<td></td>
<td>Total:</td>
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<tr>
<td>3 Applications in Region</td>
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Please refer to report footer for appropriate disclaimers.
<table>
<thead>
<tr>
<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc. 2 USDA NP AR</th>
<th>HOME HTF</th>
<th>Set-Asides 3</th>
<th>Layering 4</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop 6</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>05113</td>
<td>11 A</td>
<td>St. Gerard Apartments</td>
<td>100 Cornejo Dr.</td>
<td>San Benito</td>
<td>U/E</td>
<td>ACO/R</td>
<td>65</td>
<td>65</td>
<td>F</td>
<td>$311,941</td>
<td>Elia C. Lopez</td>
<td>196</td>
<td>N/A</td>
<td>Competitive in Region</td>
<td></td>
<td></td>
</tr>
<tr>
<td>05028</td>
<td>11 A</td>
<td>Sevilla Apartments</td>
<td>600 North Airport Dr.</td>
<td>Weslaco</td>
<td>U/E</td>
<td>ACO/R</td>
<td>80</td>
<td>80</td>
<td>F</td>
<td>$364,252</td>
<td>Rick J. Deyoe</td>
<td>181</td>
<td>N/A</td>
<td>2 Million</td>
<td></td>
<td></td>
</tr>
<tr>
<td>05092</td>
<td>11 A</td>
<td>Vida Que Canta Apartments</td>
<td>500 ft. North of South Mile Rd. on Inspiration Rd. Mission</td>
<td>NC</td>
<td>160</td>
<td>160</td>
<td>F</td>
<td>$953,820</td>
<td>Ketinna Williams</td>
<td>169</td>
<td>N/A</td>
<td>Competitive in Region</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>05125</td>
<td>11 A</td>
<td>La Villita Apartments Phase II</td>
<td>2828 Rockwell Dr.</td>
<td>Brownsville</td>
<td>U/E</td>
<td>ACO/R</td>
<td>80</td>
<td>80</td>
<td>F</td>
<td>$558,290</td>
<td>Mark Musemeche</td>
<td>169</td>
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<td>Competitive in Region</td>
<td></td>
<td></td>
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<tr>
<td>05094</td>
<td>11 A</td>
<td>San Juan Village</td>
<td>400 North Iowa</td>
<td>San Juan</td>
<td>U/E</td>
<td>ACO/R</td>
<td>86</td>
<td>86</td>
<td>F</td>
<td>$225,937</td>
<td>Lee Felgar</td>
<td>144</td>
<td>N/A</td>
<td>At-Risk Set-Aside</td>
<td></td>
<td></td>
</tr>
<tr>
<td>05073</td>
<td>11 A</td>
<td>Villa San Benito</td>
<td>870 South McCullough</td>
<td>San Benito</td>
<td>U/E</td>
<td>ACO/R</td>
<td>60</td>
<td>60</td>
<td>F</td>
<td>$166,367</td>
<td>Lee Felgar</td>
<td>138</td>
<td>N/A</td>
<td>At-Risk Set-Aside</td>
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<tr>
<td>05074</td>
<td>11 A</td>
<td>Alamo Village</td>
<td>504 North 9th St.</td>
<td>Alamo</td>
<td>U/E</td>
<td>ACO/R</td>
<td>56</td>
<td>56</td>
<td>F</td>
<td>$145,370</td>
<td>Lee Felgar</td>
<td>132</td>
<td>N/A</td>
<td>At-Risk Set-Aside</td>
<td></td>
<td></td>
</tr>
<tr>
<td>05108</td>
<td>11 A</td>
<td>Kingswood Village</td>
<td>521 South 27th Ave.</td>
<td>Edinburg</td>
<td>U/E</td>
<td>ACO/R</td>
<td>80</td>
<td>80</td>
<td>F</td>
<td>$349,985</td>
<td>Doug Gurkin</td>
<td>132</td>
<td>N/A</td>
<td>At-Risk Set-Aside</td>
<td></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applications Submitted in Region 11:</th>
<th>Urban/Exurban</th>
</tr>
</thead>
<tbody>
<tr>
<td>05113</td>
<td>11 A</td>
</tr>
<tr>
<td>05028</td>
<td>11 A</td>
</tr>
<tr>
<td>05092</td>
<td>11 A</td>
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<tr>
<td>05125</td>
<td>11 A</td>
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<td>05094</td>
<td>11 A</td>
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<td>05073</td>
<td>11 A</td>
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<tr>
<td>05074</td>
<td>11 A</td>
</tr>
<tr>
<td>05108</td>
<td>11 A</td>
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</table>

<table>
<thead>
<tr>
<th>Applications Submitted in Region 11:</th>
<th>Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td>05026</td>
<td>11 A</td>
</tr>
<tr>
<td>05099</td>
<td>11 A</td>
</tr>
<tr>
<td>05069</td>
<td>11 A</td>
</tr>
<tr>
<td>05137</td>
<td>11 A</td>
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| Subtotal: | 667 | 667 | $3,075,962 |
| Total: | 667 | 667 | $3,075,962 |

| Subtotal: | 233 | 233 | $1,289,857 |
| Total: | 233 | 233 | $1,289,857 |

12 Applications in Region
Region Total: 900 900 $4,365,819

Please refer to report footer for appropriate disclaimers.
<table>
<thead>
<tr>
<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Agency</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
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</tr>
</tbody>
</table>

### Region: 12

#### Allocation Information for Region 12:
- Total Credits Available for Region: $1,228,010
- Rural Allocation: $350,771
- Urban/Exurban Allocation: $877,239
- 5% Required for USDA: $61,401
- 15% Required for At-Risk: $184,202

#### Applications Submitted in Region 12: Urban/Exurban

<table>
<thead>
<tr>
<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Owner Contact</th>
<th>Final Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>05117</td>
<td>12 A</td>
<td>Key West Village - Phase II</td>
<td>1600 Clements St</td>
<td>Odessa</td>
<td>U/E</td>
<td></td>
<td>36</td>
<td>36</td>
<td>E</td>
<td>Bernadine Spears</td>
<td>183</td>
</tr>
<tr>
<td>05109</td>
<td>12 A</td>
<td>Country Village Apartments</td>
<td>2401 North Lillie St</td>
<td>San Angelo</td>
<td>U/E</td>
<td></td>
<td>160</td>
<td>160</td>
<td>F</td>
<td>Doug Gurkin</td>
<td>132</td>
</tr>
</tbody>
</table>

- Subtotal: Urban/Exurban - $846,058
- Total: Urban/Exurban - $846,058

#### Applications Submitted in Region 12: Rural

<table>
<thead>
<tr>
<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Owner Contact</th>
<th>Final Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>05003</td>
<td>12 A</td>
<td>Oasis Apartments</td>
<td>1501 N. Marshall Road</td>
<td>Fort Stockton</td>
<td>R</td>
<td></td>
<td>56</td>
<td>56</td>
<td>F</td>
<td>James Brawner</td>
<td>200</td>
</tr>
<tr>
<td>05237</td>
<td>12 A</td>
<td>Bel Aire Manor Apartments</td>
<td>300 W. Otte</td>
<td>Brady</td>
<td>R</td>
<td></td>
<td>16</td>
<td>16</td>
<td>E</td>
<td>Bonita Williams</td>
<td>155</td>
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</table>

- Subtotal: Rural - $106,193
- Total: Rural - $106,193

4 Applications in Region

Region Total: $952,251
### Region: 13

#### Allocation Information for Region 13:

- **Total Credits Available for Region:** $2,148,345
- **Rural Allocation:** $275,578
- **Urban/Exurban Allocation:** $1,872,767

<table>
<thead>
<tr>
<th>Applications Submitted in Region 13:</th>
<th>Urban/Exurban</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>05152</td>
<td>Linda Vista Apartments</td>
<td>4866 Hercules Ave. El Paso U/E</td>
</tr>
<tr>
<td>05151</td>
<td>Deer Palms</td>
<td>Southwest Corner of Deer Ave. and Railroad Dr. El Paso U/E</td>
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</tbody>
</table>

Subtotal: 188 188 $1,177,495

<table>
<thead>
<tr>
<th>Applications Submitted in Region 13:</th>
<th>Rural</th>
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</thead>
<tbody>
<tr>
<td>05001</td>
<td>Mountainview Apartments</td>
</tr>
<tr>
<td>05002</td>
<td>Villa Apartments</td>
</tr>
<tr>
<td>05247</td>
<td>Hacienda Santa Barbara Apartments</td>
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</tbody>
</table>

Subtotal: 120 120 $219,822

Total: 120 120 $219,822

5 Applications in Region

Region Total: 308 308 $1,397,317

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Please refer to report footer for appropriate disclaimers.
### File # Reg. A Development Name Address Reg. A Development Name Address

<table>
<thead>
<tr>
<th>City</th>
<th>Alloc. USDA NP AR</th>
<th>Set-Asides</th>
<th>Layering HOME HTF</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop 6</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>67</td>
<td>Total Applications</td>
<td>Total: 6,171 6,301 $35,017,847</td>
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<td></td>
</tr>
</tbody>
</table>

1. Award: A = preliminarily recommended for an allocation, N = preliminarily not recommended for an allocation |
2. Allocation: R = Rural Regional Allocation, U/E = Urban/ Exurban Regional Allocation
3. Set-Aside Abbreviations: USDA= TX-USDA-RHS, NP=Nonprofit, AR=At-Risk
4. "Layering" is additional TDHCA Programs Applied for by the Applicant. Note that recommendations for HOME anf HTF awards will be made to the Board on July 14, 2005
5. Activity Coding is NC/R=Multifamily New Construction and Rehabilitation, NC/ACQ= New Construction and Acquisition, R=Rehabilitation, ACQ/R= Acquisition
6. Target Population: E = Elderly, F = Family, ET = Elderly Transitional
7. Credit amounts reflected are those requested. Developments approved will be conditioned on a final confirmation of feasibility and an underwriting amount and conditions.

* = Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as “under-allocated”. This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the “A” Preliminary Recommendation List. Each of those developments is noted in the “N” Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that “next” application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.

** = THIS LIST IS AS OF JUNE 27, 2005 AND IS TENTATIVE PENDING DEPARTMENT ACTION ON APPEALS AND FURTHER STAFF REVIEW, AND UNTIL FINAL ACTION BY THE BOARD AT THE JULY BOARD MEETING.

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## 2005 9% Housing Tax Credit Preliminary Recommendations** - June 27, 2005 Board Meeting

### Sorted by Region, Allocation and Final Score

State Ceiling to be Allocated: $41,872,030

<table>
<thead>
<tr>
<th>Region: 1</th>
</tr>
</thead>
</table>

### Allocation Information for Region 1:

- **Total Credits Available for Region:** $2,056,920
- **Rural Allocation:** $571,164
- **Urban/Exurban Allocation:** $1,485,757
  - 5% Required for USDA: $102,846
  - 15% Required for At-Risk: $308,538

### Applications Submitted in Region 1:

#### Urban/Exurban

| File # | Reg. A | Development Name | Address | City | Alloc | USDA NP | AR | HOME HTF | Activity | LI | Units | Total | Pop | Credit Request | Owner Contact | Final Score | 1 Mile Conflict | Comment |
| 05124 | 1 A | TownParc at Amarillo | Woodward Ave. & Kirkland Dr. | Amarillo | U/E | NC | 144 | 144 | F | $931,177 | Christopher C. Finlay | 160 | N/A | Competitive in Region |
| 05103 | 1 N | Elm Grove Senior Village | West of Upland Ave., South of 26th St., North of 34th St. | Lubbock | U/E | NC | 96 | 100 | E | $740,000 | Tammie Goldston | 154 | N/A | Not Competitive in Region* |
| 05097 | 1 N | Cathy's Pointe | 2701 North Grand St. | Amarillo | U/E | NC | 120 | 120 | F | $757,752 | Donald Pace | 147 | N/A | Not Competitive in Region |

**Subtotal:** 144 144 $931,177

#### Rural

| File # | Reg. A | Development Name | Address | City | Alloc | USDA NP | AR | HOME HTF | Activity | LI | Units | Total | Pop | Credit Request | Owner Contact | Final Score | 1 Mile Conflict | Comment |
| 05101 | 1 A | Creek Crossing Senior Village | West of Soncy Rd., North of US Highway 60 | Canyon | R | NC | 73 | 76 | E | $394,000 | Tammie Goldston | 166 | N/A | Wins Tie Breaker w/ 05100 |
| 05100 | 1 N | Tierra Blanca Apartments | South Ave. K, North of Austin Rd., South of Victory Dr. | Hereford | R | NC | 73 | 76 | F | $615,000 | Tammie Goldston | 166 | N/A | Loses Tie Breaker w/ 05101* |
| 05194 | 1 N | Canyon View Apartments | SE corner of 10th St. at Whittenburg St. | Borger | R | NC | 47 | 48 | F | $382,500 | Justin Zimmerman | 164 | N/A | Not Competitive in Region |
| 05186 | 1 N | Deer Creek Apartments | MLK Street at West Ellis St. | Levelland | R | NC | 63 | 63 | F | $496,000 | Justin Zimmerman | 158 | N/A | Not Competitive in Region |
| 05020 | 1 N | Central Place | 402 West 4th St. | Hereford | R | NC | 32 | 32 | F | $280,145 | Richard L. Brown | 157 | N/A | Not Competitive in Region |

**Subtotal:** 216 220 $1,497,752

**Total:** 360 364 $2,428,929

### 8 Applications in Region

| File # | Reg. A | Development Name | Address | City | Alloc | USDA NP | AR | HOME HTF | Activity | LI | Units | Total | Pop | Credit Request | Owner Contact | Final Score | 1 Mile Conflict | Comment |
| 05124 | 1 A | TownParc at Amarillo | Woodward Ave. & Kirkland Dr. | Amarillo | U/E | NC | 144 | 144 | F | $931,177 | Christopher C. Finlay | 160 | N/A | Competitive in Region |
| 05103 | 1 N | Elm Grove Senior Village | West of Upland Ave., South of 26th St., North of 34th St. | Lubbock | U/E | NC | 96 | 100 | E | $740,000 | Tammie Goldston | 154 | N/A | Not Competitive in Region* |
| 05097 | 1 N | Cathy's Pointe | 2701 North Grand St. | Amarillo | U/E | NC | 120 | 120 | F | $757,752 | Donald Pace | 147 | N/A | Not Competitive in Region |
| 05101 | 1 A | Creek Crossing Senior Village | West of Soncy Rd., North of US Highway 60 | Canyon | R | NC | 73 | 76 | E | $394,000 | Tammie Goldston | 166 | N/A | Wins Tie Breaker w/ 05100 |
| 05100 | 1 N | Tierra Blanca Apartments | South Ave. K, North of Austin Rd., South of Victory Dr. | Hereford | R | NC | 73 | 76 | F | $615,000 | Tammie Goldston | 166 | N/A | Loses Tie Breaker w/ 05101* |
| 05194 | 1 N | Canyon View Apartments | SE corner of 10th St. at Whittenburg St. | Borger | R | NC | 47 | 48 | F | $382,500 | Justin Zimmerman | 164 | N/A | Not Competitive in Region |
| 05186 | 1 N | Deer Creek Apartments | MLK Street at West Ellis St. | Levelland | R | NC | 63 | 63 | F | $496,000 | Justin Zimmerman | 158 | N/A | Not Competitive in Region |
| 05020 | 1 N | Central Place | 402 West 4th St. | Hereford | R | NC | 32 | 32 | F | $280,145 | Richard L. Brown | 157 | N/A | Not Competitive in Region |

**Subtotal:** 215 219 $1,773,645

**Total:** 288 295 $2,167,645

Region Total: 648 659 $4,596,574

Please refer to report footer for appropriate disclaimers.
### Region: 2

#### Allocation Information for Region 2:

- **Total Credits Available for Region:** $1,160,834
- **Rural Allocation:** $526,396
- **Urban/Exurban Allocation:** $634,438
- 5% Required for USDA: $58,042
- 15% Required for At-Risk: $174,125

#### Applications Submitted in Region 2: Urban/Exurban

<table>
<thead>
<tr>
<th>File #</th>
<th>Reg.</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc.</th>
<th>USDA NP</th>
<th>AR</th>
<th>Set-Asides</th>
<th>Layering</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
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<td>05058</td>
<td>2 A</td>
<td>Green Briar Village Apartments</td>
<td>601 Airport Dr.</td>
<td>Wichita Falls</td>
<td>U/E</td>
<td></td>
<td>NC</td>
<td>76</td>
<td>76</td>
<td>F</td>
<td>$604,349</td>
<td>Randy Stevenson</td>
<td>184</td>
<td>N/A</td>
<td>Wins Tie Breaker w/ 05141</td>
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<tr>
<td>05141</td>
<td>2 N</td>
<td>The Arbors at Rose Park</td>
<td>2702 South 7th St.</td>
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<td>80</td>
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<td>$647,474</td>
<td>Diana McIver</td>
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<td>05039</td>
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<td>The Gardens of Tye</td>
<td>478 Scott St.</td>
<td>Tye</td>
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<td></td>
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<td>36</td>
<td>36</td>
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<td>$277,794</td>
<td>George D. Hopper</td>
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<td>N/A</td>
<td>Not Competitive in Region</td>
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**Total:** 113, 116, $1,529,617

#### Applications Submitted in Region 2: Rural

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<th>USDA NP</th>
<th>AR</th>
<th>Set-Asides</th>
<th>Layering</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
</tr>
</thead>
</table>
| 05000  | 2 A  | Snyder Housing Venture, Ltd. | 100 East 37th ST. | Snyder | R | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | ✔ | °
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<th>Address</th>
<th>City</th>
<th>Alloc. USDA NP</th>
<th>AR</th>
<th>Layering HOME HTF</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
<th>Comment</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Cambridge Courts</td>
<td>8124 Calmont Ave.</td>
<td>Fort Worth</td>
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<td>Samuel's Place</td>
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<td>36</td>
<td>F</td>
<td>$274,014</td>
<td>Barbara Holston</td>
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<td>300 East Terrell Ave.</td>
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<td>A.V. Mitchell</td>
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<td>Fairway Crossing</td>
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<td>Len Villicic</td>
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Allocation Information for Region 3: Total Credits Available for Region: $7,659,259
Rural Allocation: $653,152
Urban/Exurban Allocation: $7,006,107
5% Required for USDA: $382,963
15% Required for At-Risk: $1,148,889

Subtotal: 1,170,121, 6,687,403
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<th>Pop</th>
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<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
<th>Comment</th>
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<tbody>
<tr>
<td>05029</td>
<td>3 N</td>
<td>Cimarron Springs Apartments</td>
<td>Southeast corner of Kilpatrick and Donaho</td>
<td>Cleburne</td>
<td>U/E</td>
<td>☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐</td>
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<td>Ron Hance</td>
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<td>Sphinx At Reese Court</td>
<td>1201 Ewing Ave.</td>
<td>Dallas</td>
<td>U/E</td>
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<td>☐ ☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐</td>
<td>NC</td>
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<td>80</td>
<td>F $597,776</td>
<td>Jay O. Oji</td>
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<td>N/A</td>
<td>Wins Tie Breaker w/ 05029*</td>
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<td>05168</td>
<td>3 N</td>
<td>Lakeview Park</td>
<td>Highway 91, South of 1916 State Highway 91</td>
<td>Denison</td>
<td>U/E</td>
<td>☐ ☐ ☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐</td>
<td>NC</td>
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<td>U/E</td>
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<td>755 NE Alsbury Blvd.</td>
<td>Burleson</td>
<td>U/E</td>
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<td>☐ ☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐</td>
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<td>Fort Worth</td>
<td>U/E</td>
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<td>☐ ☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐</td>
<td>☐ ☐ ☐ ☐</td>
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<td>F $1,200,000</td>
<td>Robert H. Voelker</td>
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Subtotal: 1,638 1,674 $10,544,924

Total: 2,808 2,885 $17,232,327

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Subtotal: 40 40 $292,831

Subtotal: 300 300 $2,102,310

Total: 340 340 $2,395,141

Region Total: 3,148 3,225 $19,627,468

25 Applications in Region

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<th>Set-Asides</th>
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<th>Pop</th>
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**Applications Submitted in Region 4: Urban/Exurban**

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**Applications Submitted in Region 4: Rural**

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<td>1001 Lakeview</td>
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Please refer to report footer for appropriate disclaimers.
### Region: 5

#### Allocation Information for Region 5:
- Total Credits Available for Region: $1,243,737
- Rural Allocation: $744,421
- Urban/Exurban Allocation: $499,316

#### Applications Submitted in Region 5: Urban/Exurban

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#### Applications Submitted in Region 5: Rural

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7 Applications in Region

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Allocation Information for Region 6: Total Credits Available for Region: $8,093,212
Rural Allocation: $612,915
5% Required for USDA: $404,661
Urban/Exurban Allocation: $7,480,297
15% Required for At-Risk: $1,213,982

Subtotal: 1,126 1,191 $6,678,263

Please refer to report footer for appropriate disclaimers.
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**Applications Submitted in Region 6:**

**Rural**

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**22 Applications in Region**

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Subtotal: 362 363 $2,708,570

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Subtotal: 763 780 $4,282,512

Total: 1,125 1,143 $6,991,082

Please refer to report footer for appropriate disclaimers.
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#### 12 Applications in Region

Region Total: 1,293 1,311 $8,156,074

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**Region: 8**

Allocation Information for Region 8: Total Credits Available for Region: $2,486,321

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Subtotal: 262 274 $1,907,387

### Rural

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Subtotal: 114 114 $503,654

Total: 214 214 $1,203,888

**Region Total:** 476 488 $3,111,275

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Subtotal: 1,105 1,126 $7,474,664
Total: 1,432 1,459 $9,601,435

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**Subtotal:** 72  72 $436,100

**Subtotal:** 222  226 $837,992

**Total:** 294  298 $1,274,092

**Region Total:** 1,726  1,757 $10,875,527

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Please refer to report footer for appropriate disclaimers.
### Region: 10

#### Allocation Information for Region 10:
- Total Credits Available for Region: $2,069,424
- Rural Allocation: $648,861
- Urban/Exurban Allocation: $1,420,563

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#### Applications Submitted in Region 10: Urban/Exurban

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**Subtotal:** 234 234 $1,238,949

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**Subtotal:** 114 114 $688,922

#### Applications Submitted in Region 10: Rural

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**Subtotal:** 44 44 $301,301

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**Subtotal:** 72 72 $570,000

#### Total: 348 348 $1,927,871

### 5 Applications in Region

- **Region Total:** 464 464 $2,799,172

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Please refer to report footer for appropriate disclaimers.
Region: 11

Allocation Information for Region 11:

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Applications Submitted in Region 11: Urban/Exurban

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Subtotal: 667 667 $3,075,962

Total: 1,022 1,023 $5,583,934

Please refer to report footer for appropriate disclaimers.
### Applications Submitted in Region 11: Rural

<table>
<thead>
<tr>
<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc HOME HTF</th>
<th>USDA NP</th>
<th>AR</th>
<th>Set-Asides</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>1 Mile Conflict</th>
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<tbody>
<tr>
<td>05026</td>
<td>11 A</td>
<td>Mesa Vista Apartments</td>
<td>Salinas St. at Stites St.</td>
<td>Donna</td>
<td>R</td>
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<td>0</td>
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<td>76</td>
<td>F</td>
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<td>Rick J. Deyoe</td>
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<td>05099</td>
<td>11 A</td>
<td>Madison Pointe</td>
<td>US 81 and Las Palmas Dr.</td>
<td>Cotulla</td>
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<td>0</td>
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<td>FM 506 at Colorado</td>
<td>Santa Rosa</td>
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<td>✔</td>
<td>✔</td>
<td>ACO/R</td>
<td>53</td>
<td>53</td>
<td>F</td>
<td>$151,058</td>
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<td>✔</td>
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<td>28</td>
<td>E</td>
<td>$65,042</td>
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<td>Casa Edcouch</td>
<td>28 Acres, West and Adams Tracts</td>
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<td>76</td>
<td>F</td>
<td>$613,113</td>
<td>Monica Poss</td>
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<td>05009</td>
<td>11 N</td>
<td>Stardust Apartments</td>
<td>Hwy. 83 &amp; Brazos St.</td>
<td>Uvalde</td>
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<td>0</td>
<td>✔</td>
<td>✔</td>
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<td>36</td>
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<td>Murray A. Calhoun</td>
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<td><strong>345</strong></td>
<td><strong>$2,102,970</strong></td>
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**17 Applications in Region**

Region Total: **1,365** | **1,368** | **$7,686,904**

---

Please refer to report footer for appropriate disclaimers.
### Region: 12

#### Allocation Information for Region 12:

<table>
<thead>
<tr>
<th>Rural Allocation:</th>
<th>Urban/Exurban Allocation:</th>
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<tbody>
<tr>
<td>$350,771</td>
<td>$877,239</td>
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5% Required for USDA: $61,401  
15% Required for At-Risk: $184,202

#### Total Credits Available for Region: $1,228,010

#### Urban/Exurban Applications Submitted in Region 12:

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<tr>
<th>File #</th>
<th>Reg. A</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc</th>
<th>USDA NP</th>
<th>AR</th>
<th>Activity</th>
<th>Set-Asides</th>
<th>Layering</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>05117</td>
<td>12 A</td>
<td>Key West Village - Phase II</td>
<td>1600 Clements St.</td>
<td>Odessa</td>
<td>U/E</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>NC</td>
<td>Bernadine Spears 183</td>
<td>N/A</td>
<td>Wins Tie-Breaker w/ 05102</td>
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<tr>
<td>05109</td>
<td>12 A</td>
<td>Country Village Apartments</td>
<td>2401 North Lillie St.</td>
<td>San Angelo</td>
<td>U/E</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<td>Doug Gurkin 132</td>
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<td>At-Risk Set-Aside</td>
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**Subtotal:** 196 196 $846,058

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<th>AR</th>
<th>Activity</th>
<th>Set-Asides</th>
<th>Layering</th>
<th>Credit Request</th>
<th>Owner Contact</th>
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<td>12 N</td>
<td>Villa del Arroyo Apartments</td>
<td>1200 Block of Elm St.</td>
<td>Midland</td>
<td>U/E</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>NC</td>
<td>David Diaz 183</td>
<td>N/A</td>
<td>Loses Tie-Breaker w/ 05117*</td>
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<td>05149</td>
<td>12 N</td>
<td>Courtland Square Apartments</td>
<td>3500 Block of West 8th St.</td>
<td>Odessa</td>
<td>U/E</td>
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<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>NC</td>
<td>Bert Magill 176</td>
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**Subtotal:** 178 180 $1,390,020

#### Rural Applications Submitted in Region 12:

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<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc</th>
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<th>AR</th>
<th>Activity</th>
<th>Set-Asides</th>
<th>Layering</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
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<tbody>
<tr>
<td>05003</td>
<td>12 A</td>
<td>Oasis Apartments</td>
<td>1501 N. Marshall Road</td>
<td>Fort Stockton</td>
<td>R</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>ACQ/R</td>
<td>James Brawner 200</td>
<td>N/A</td>
<td>Rural Rescue Award</td>
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<tr>
<td>05237</td>
<td>12 A</td>
<td>Bel Aire Manor Apartments</td>
<td>300 W. Otte</td>
<td>Brady</td>
<td>R</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>ACQ/R</td>
<td>Bonita Williams 155</td>
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**Subtotal:** 72 72 $106,193

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<th>Address</th>
<th>City</th>
<th>Alloc</th>
<th>USDA NP</th>
<th>AR</th>
<th>Activity</th>
<th>Set-Asides</th>
<th>Layering</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>05187</td>
<td>12 N</td>
<td>Valley Creek Apartments</td>
<td>FM 1053 and Twentieth Street</td>
<td>Fort Stockton</td>
<td>R</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<td>Justin Zimmerman 120</td>
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**Subtotal:** 47 48 $382,500

**Total:** 119 120 $488,693

Region Total: 493 496 $2,724,771

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Please refer to report footer for appropriate disclaimers.
### Region: 13

<table>
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<tr>
<th>Allocation Information for Region 13:</th>
<th>Total Credits Available for Region: $2,148,345</th>
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<tbody>
<tr>
<td>Rural Allocation: $275,578</td>
<td>Urban/Exurban Allocation: $1,872,767</td>
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5% Required for USDA: $107,417
15% Required for At-Risk: $322,252

### Applications Submitted in Region 13: Urban/Exurban

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<th>File #</th>
<th>Reg.</th>
<th>Development Name</th>
<th>Address</th>
<th>City</th>
<th>Alloc</th>
<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>HOME</th>
<th>HTF</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>05152</td>
<td>13 A</td>
<td>Linda Vista Apartments</td>
<td>4866 Hercules Ave.</td>
<td>El Paso</td>
<td>U/E</td>
<td>☑</td>
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<td>36</td>
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<td>Bill Schlesinger</td>
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<tr>
<td>05151</td>
<td>13 A</td>
<td>Deer Palms</td>
<td>Southwest Corner of Deer Ave. and Railroad Dr.</td>
<td>El Paso</td>
<td>U/E</td>
<td>☑</td>
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<td>152</td>
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**Subtotal:** 188 188 $1,177,495

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<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>HOME</th>
<th>HTF</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
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<tr>
<td>05060</td>
<td>13 N</td>
<td>North Mountain Village Apartments</td>
<td>9435 Diana Dr.</td>
<td>El Paso</td>
<td>U/E</td>
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<td>200</td>
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**Subtotal:** 200 200 $1,103,714

**Total:** 388 388 $2,281,209

### Applications Submitted in Region 13: Rural

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<th>Alloc</th>
<th>USDA</th>
<th>NP</th>
<th>AR</th>
<th>HOME</th>
<th>HTF</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
<th>Final Score</th>
<th>Conflict</th>
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<tr>
<td>05001</td>
<td>13 A</td>
<td>Mountainview Apartments</td>
<td>801 North Orange Rd.</td>
<td>Alpine</td>
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<td>56</td>
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<td>James Brawner</td>
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<td>05002</td>
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<td>Villa Apartments</td>
<td>Golf Course Southeast Rd.</td>
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<td>05247</td>
<td>13 A</td>
<td>Hacienda Santa Barbara Apartments</td>
<td>525 Three Missions Drive</td>
<td>Socorro</td>
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**Subtotal:** 120 120 $219,822

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<th>Alloc</th>
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<th>HOME</th>
<th>HTF</th>
<th>Activity</th>
<th>LI Units</th>
<th>Total Units</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
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<tr>
<td>05153</td>
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<td>Mission Palms</td>
<td>3 Miles South of Thompson Rd. off Socorro Rd.</td>
<td>San Elizario R</td>
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<td>$587,915</td>
<td>Bobby Bowling</td>
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**Subtotal:** 76 76 $587,915

**Total:** 196 196 $807,737

### Total Applications in Region

7 Applications in Region

Region Total: 584 584 $3,088,946

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Please refer to report footer for appropriate disclaimers.
1. Award: A = preliminarily recommended for an allocation, N = preliminarily not recommended for an allocation |
2. Allocation: R = Rural Regional Allocation, U/E = Urban/Exurban Regional Allocation
3. Set-Aside Abbreviations: USDA= TX-USDA-RHS, NP=Nonprofit, AR=At-Risk
4. “Layering” is additional TDHCA Programs Applied for by the Applicant. Note that recommendations for HOME and HTF awards will be made to the Board on July 14, 2005
5. Activity Coding is NC/R=Multifamily New Construction and Rehabilitation, NC/ACQ= New Construction and Acquisition, R=Rehabilitation, ACQ/R= Acquisition
   Rehabilitation, NC=New Construction, NC/ACQ/R= New Construction/Aquisition Rehabilitation and ACQ= Acquisition
6. Target Population: E = Elderly, F = Family, ET = Elderly Transitional
7. Credit amounts reflected are those requested. Developments approved will be conditioned on a final confirmation of feasibility and an underwriting amount and conditions.

* = Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as “under-allocated”. This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the “A” Preliminary Recommendation List. Each of those developments is noted in the “N” Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that “next” application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.

** = THIS LIST IS AS OF JUNE 27, 2005 AND IS TENTATIVE PENDING DEPARTMENT ACTION ON APPEALS AND FURTHER STAFF REVIEW, AND UNTIL FINAL ACTION BY THE BOARD AT THE JULY BOARD MEETING.

---

<table>
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Please refer to report footer for appropriate disclaimers.
**Nonprofit Set-Aside to be Allocated: $4,187,203**

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<thead>
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<th>City</th>
<th>USDA NP</th>
<th>AR</th>
<th>Alloc.</th>
<th>HOME</th>
<th>HTF</th>
<th>Layering</th>
<th>Activity</th>
<th>LI</th>
<th>Units</th>
<th>Units Total</th>
<th>Pop</th>
<th>Credit Request</th>
<th>Owner Contact</th>
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<td>168</td>
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<td>A.V. Mitchell</td>
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<td>36</td>
<td>E</td>
<td></td>
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<td>05118</td>
<td>9</td>
<td>Vista Verde I &amp; II Apartments</td>
<td>810 &amp; 910 North Frio</td>
<td>San Antonio</td>
<td>U/E</td>
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<td>190</td>
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<td>El Paso</td>
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<td>36</td>
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<tr>
<td>05159</td>
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<td>Corner of South Zarzamora St. and Ceralvo St.</td>
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<td>143</td>
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<td>ACQ/R</td>
<td>110</td>
<td>110</td>
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<td>$438,949</td>
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<td>189</td>
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<td></td>
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<tr>
<td>05247</td>
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<td>Socorro</td>
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</table>

1. **Award:** A = preliminarily recommended for an allocation, N = preliminarily not recommended for an allocation |
2. **Allocation:** R = Rural Regional Allocation, U/E = Urban/Exurban Regional Allocation
3. **Set-Aside Abbreviations:** USDA= TX-USDA-RHS, NP=Nonprofit, AR=At-Risk
4. "Layering" is additional TDHCA Programs Applied for by the Applicant. Note that recommendations for HOME and HTF awards will be made to the Board on July 14, 2005
5. **Activity Coding** is NC/R=Multifamily New Construction and Rehabilitation, NC/ACQ= New Construction and Acquisition, R=Rehabilitation, ACQ/R= Acquisition
6. **Rehabilitation, NC=New Construction, NC/ACQ/R= New Construction/ Acquisition and Rehabilitation**
7. **Target Population:** E = Elderly, F = Family, ET = Elderly Transitional
8. **Credit amounts reflected are those requested. Developments approved will be conditioned on a final confirmation of feasibility and an underwriting amount and conditions.**
9. **Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as “under-allocated”. This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the “A” Preliminary Recommendation List. Each of those developments is noted in the “N” Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that “next” application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.**

** = THIS LIST IS AS OF JUNE 27, 2005 AND IS TENTATIVE PENDING DEPARTMENT ACTION ON APPEALS AND FURTHER STAFF REVIEW, AND UNTIL FINAL ACTION BY THE BOARD AT THE JULY BOARD MEETING.**
## 2005 Housing Tax Credit Status and Recommendation Factors
Sorted by Region and Then in Order by Development Number
June 27, 2005

<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Aside Abbreviations</th>
<th>City</th>
<th>Score</th>
<th>Final Score Awarded by Department</th>
<th>Terminated/Withdrawn</th>
<th>Feasibility</th>
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<tbody>
<tr>
<td></td>
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<td></td>
<td>NP AR U Allocation(2)</td>
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<td></td>
<td>satisfaction of Set Aside Requirements</td>
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<td>Hereford</td>
<td>157</td>
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<td>U/E</td>
<td>Amarillo</td>
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<tr>
<td>05100</td>
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<td>Tierra Blanca Apartments</td>
<td>R</td>
<td>Hereford</td>
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<td>R</td>
<td>Canyon</td>
<td>166</td>
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<td>05036</td>
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<td>R</td>
<td>Burk Burnett</td>
<td>165</td>
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<td>05039</td>
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<td>N</td>
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</table>

### Notes:
1. Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA
2. Allocation: U/E=Urban/Exurban; R=Rural

* * = Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as “under-allocated”. This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the “A” Preliminary Recommendation List. Each of those developments is noted in the “N” Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that “next” application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.
<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Asides</th>
<th>Allocation</th>
<th>City</th>
<th>Score</th>
<th>Status</th>
<th>Evaluation Comment*</th>
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<tbody>
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<td>Wichita Falls</td>
<td>184</td>
<td>☑</td>
<td>A</td>
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<td>The application has a tied score with 05141 and wins the tie. Therefore, it is recommended for an award.</td>
</tr>
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<td>2</td>
<td>The Arbors at Rose Park</td>
<td>☐ ☐ ☐</td>
<td>U/E</td>
<td>Abilene</td>
<td>184</td>
<td>☑</td>
<td>N</td>
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<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
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**All Applications Located in Region 3**

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<td>193</td>
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<td>Cleburne</td>
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<td>☑</td>
<td>N</td>
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<td>North Richland Hills</td>
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<tr>
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<td>☑ ☐ ☐</td>
<td>U/E</td>
<td>Murphy</td>
<td>12</td>
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<td>Rockwall</td>
<td>164</td>
<td>☑</td>
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</tr>
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1: Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA
2: Allocation: U/E=Urban/Exurban; R=Rural
3: Recommendation Status: "A" = Preliminarily Recommended for Allocation, "N" = Preliminarily Not Recommended for Allocation
   **"*"** = Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as "under-allocated". This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the "A" Preliminary Recommendation List. Each of those developments is noted in the "N" Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be the "next" application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.
<table>
<thead>
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<th>Region</th>
<th>Development Name</th>
<th>Set-Asides(1)</th>
<th>Allocation(2)</th>
<th>City</th>
<th>Score</th>
<th>Final Score Awarded by Department</th>
<th>Terminated/Withdrawn</th>
<th>Feasibility</th>
<th>Status(3)</th>
<th>Evaluation Comment*</th>
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<td>NP AR</td>
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<td>Fort Worth</td>
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<td>05057</td>
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<td>CityParc at Runyon Springs</td>
<td>NP AR</td>
<td>U/E</td>
<td>Dallas</td>
<td>147</td>
<td>☑</td>
<td>N</td>
<td>☑</td>
<td>☑</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>05070</td>
<td>3</td>
<td>Center Ridge</td>
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<td>Duncanville</td>
<td>165</td>
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<tr>
<td>05077</td>
<td>3</td>
<td>Sphinx at Alsbury Villas</td>
<td>NP AR</td>
<td>U/E</td>
<td>Burleson</td>
<td>175</td>
<td>☑</td>
<td>N</td>
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<td>☑</td>
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<tr>
<td>05082</td>
<td>3</td>
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<td>U/E</td>
<td>Dallas</td>
<td>186</td>
<td>☑</td>
<td>A</td>
<td>☑</td>
<td>☑</td>
<td>Has a competitive score within its allocation type within its region.</td>
</tr>
<tr>
<td>05088</td>
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<td>☑</td>
<td>U/E</td>
<td>Fort Worth</td>
<td>191</td>
<td>☑</td>
<td>A</td>
<td>☑</td>
<td>☑</td>
<td>Has a competitive score within its allocation type within its region.</td>
</tr>
<tr>
<td>05090</td>
<td>3</td>
<td>Oak Timbers-Granbury</td>
<td>☑</td>
<td>R</td>
<td>Granbury</td>
<td>161</td>
<td>☑</td>
<td>N</td>
<td>☑</td>
<td>☑</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
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<tr>
<td>05095</td>
<td>3</td>
<td>Sphinx At Reese Court</td>
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<td>U/E</td>
<td>Dallas</td>
<td>180</td>
<td>☑</td>
<td>N</td>
<td>☑</td>
<td>☑</td>
<td>The application has a tied score with 05029 and wins the tie. However, it is still not recommended for an award*</td>
</tr>
<tr>
<td>05098</td>
<td>3</td>
<td>Bella Vista Apartments</td>
<td>☑</td>
<td>R</td>
<td>Gainesville</td>
<td>12</td>
<td>☑</td>
<td>N</td>
<td>☑</td>
<td>☑</td>
<td>Applicant withdrew Application.</td>
</tr>
<tr>
<td>05116</td>
<td>3</td>
<td>Wahoo Frazier Townhomes</td>
<td>NP AR</td>
<td>U/E</td>
<td>Dallas</td>
<td>187</td>
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<td>A</td>
<td>☑</td>
<td>☑</td>
<td>Has a competitive score within its allocation type within its region.</td>
</tr>
<tr>
<td>05128</td>
<td>3</td>
<td>Rhias Oaks Apartments</td>
<td>NP AR</td>
<td>U/E</td>
<td>Mesquite</td>
<td>176</td>
<td>☑</td>
<td>N</td>
<td>☑</td>
<td>☑</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>05129</td>
<td>3</td>
<td>First Street Townhomes</td>
<td>NP AR</td>
<td>U/E</td>
<td>Sherman</td>
<td>172</td>
<td>☑</td>
<td>N</td>
<td>☑</td>
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<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
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<tr>
<td>05146</td>
<td>3</td>
<td>Spring Garden V</td>
<td>☑</td>
<td>R</td>
<td>Springtown</td>
<td>168</td>
<td>☑</td>
<td>A</td>
<td>☑</td>
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<td>Has a competitive score within its allocation type within its region.</td>
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<tr>
<td>05161</td>
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<td>LoneStar Park</td>
<td>NP AR</td>
<td>U/E</td>
<td>Sherman</td>
<td>156</td>
<td>☑</td>
<td>N</td>
<td>☑</td>
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<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
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<tr>
<td>05168</td>
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<td>Lakeview Park</td>
<td>NP AR</td>
<td>U/E</td>
<td>Denison</td>
<td>178</td>
<td>☑</td>
<td>N</td>
<td>☑</td>
<td>☑</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
</tbody>
</table>

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### Final Score Awarded by Department

<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Asides(^{(1)})</th>
<th>Allocation(^{(2)})</th>
<th>City</th>
<th>Score</th>
<th>Status(^{(3)})</th>
<th>Evaluation Comment*</th>
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<tbody>
<tr>
<td>05171</td>
<td>3</td>
<td>Fairway Crossing</td>
<td>☑️ ☐ ☐</td>
<td>U/E</td>
<td>Dallas</td>
<td>185</td>
<td>☑️ ☑️ N</td>
<td>A</td>
</tr>
<tr>
<td>05173</td>
<td>3</td>
<td>Arbor Bend Villas</td>
<td>☑️ ☐ ☐</td>
<td>U/E</td>
<td>Fort Worth</td>
<td>156</td>
<td>☑️ ☑️ N</td>
<td>N</td>
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<tr>
<td>05189</td>
<td>3</td>
<td>Windvale Park</td>
<td>☑️ ☐ ☐</td>
<td>R</td>
<td>Corsicana</td>
<td>165</td>
<td>☑️ ☑️ N</td>
<td>N</td>
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<tr>
<td>05206</td>
<td>3</td>
<td>Villa Vista Apartments</td>
<td>☐ ☐ ☐</td>
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<td>Grand Prairie</td>
<td>12</td>
<td>☐ ☑️ N</td>
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<tr>
<td>05240</td>
<td>3</td>
<td>Linbergh Parc Senior Apartments</td>
<td>☐ ☐ ☐</td>
<td>U/E</td>
<td>Fort Worth</td>
<td>157</td>
<td>☑️ ☑️ N</td>
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<tr>
<td>05250</td>
<td>3</td>
<td>Churchill at Cedars</td>
<td>☐ ☐ ☐</td>
<td>U/E</td>
<td>Dallas</td>
<td>165</td>
<td>☑️ ☑️ N</td>
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### Terminated/Withdrawn

<table>
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<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Feasibility</th>
<th>Status(^{(3)})</th>
<th>Evaluation Comment*</th>
</tr>
</thead>
<tbody>
<tr>
<td>05235</td>
<td>4</td>
<td>Country Square Apartments</td>
<td>☑️ ☑️ ☐</td>
<td>R</td>
<td>A</td>
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</tbody>
</table>

### All Applications Located in Region 4

<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Selection</th>
<th>Allocation</th>
<th>City</th>
<th>Score</th>
<th>Status(^{(3)})</th>
<th>Evaluation Comment*</th>
</tr>
</thead>
<tbody>
<tr>
<td>05027</td>
<td>4</td>
<td>Timber Village Apartments</td>
<td>☑️ ☐ ☐</td>
<td>R</td>
<td>Marshall</td>
<td>183</td>
<td>☑️ ☑️ A</td>
<td>Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the $2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.</td>
</tr>
<tr>
<td>05033</td>
<td>4</td>
<td>Waterford Parklace</td>
<td>☑️ ☐ ☐</td>
<td>U/E</td>
<td>Longview</td>
<td>170</td>
<td>☑️ ☑️ N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>05037</td>
<td>4</td>
<td>Gardens of White Oak LP</td>
<td>☐ ☐ ☐</td>
<td>U/E</td>
<td>White Oak</td>
<td>172</td>
<td>☑️ ☑️ N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
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<tr>
<td>05051</td>
<td>4</td>
<td>Longview Senior Apartment Community</td>
<td>☑️ ☐ ☐</td>
<td>U/E</td>
<td>Longview</td>
<td>185</td>
<td>☑️ ☑️ A</td>
<td>Has a competitive score within its allocation type within its region.</td>
</tr>
<tr>
<td>05184</td>
<td>4</td>
<td>Hampton Chase Apartments</td>
<td>☐ ☐ ☐</td>
<td>R</td>
<td>Palestine</td>
<td>166</td>
<td>☑️ ☑️ N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
</tbody>
</table>

---

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<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Aside(1)</th>
<th>Allocation(2)</th>
<th>City</th>
<th>Score</th>
<th>Status(3)</th>
<th>Evaluation Comment*</th>
</tr>
</thead>
<tbody>
<tr>
<td>05242</td>
<td>4</td>
<td>Renaissance Plaza</td>
<td></td>
<td></td>
<td>Texarkana</td>
<td>184</td>
<td></td>
<td>N</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>NP</td>
<td>AR</td>
<td>U/E</td>
<td></td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
<td></td>
</tr>
</tbody>
</table>

**All Applications Located in Region 5**

- 05032 5 Pineywoods Orange Development
  - U/E: Orange
  - Score: 168
  - Status: N
  - Evaluation Comment: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

- 05076 5 Villa Main
  - U/E: Port Arthur
  - Score: 132
  - Status: N
  - Evaluation Comment: Application Terminated.

- 05122 5 Twelve Oaks Apartments
  - R: Vidor
  - Score: 168
  - Status: N
  - Evaluation Comment: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

- 05163 5 Timber Pointe Apartment Homes
  - R: Lufkin
  - Score: 169
  - Status: N
  - Evaluation Comment: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

- 05181 5 Stone Hearst II
  - U/E: Beaumont
  - Score: 168
  - Status: N
  - Evaluation Comment: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

- 05193 5 Park Place Apartments
  - R: Nacogdoches
  - Score: 172
  - Status: A
  - Evaluation Comment: Has a competitive score within its allocation type within its region.

- 05199 5 Southwood Crossing Apartments
  - U/E: Port Arthur
  - Score: 182
  - Status: A
  - Evaluation Comment: Has a competitive score within its allocation type within its region.

- 05251 5 Joaquin Apartments
  - R: Joaquin
  - Score: 121
  - Status: A
  - Evaluation Comment: Has a competitive score within the USDA Set-Aside.

**All Applications Located in Region 6**

- 05021 6 Waterside Court
  - U/E: Houston
  - Score: 183
  - Status: A
  - Evaluation Comment: Has a competitive score within its allocation type within its region.

- 05022 6 The Enclave
  - U/E: Houston
  - Score: 178
  - Status: A
  - Evaluation Comment: The application has a tied score with 05198 and 05209 and wins the tie with 05198 and loses with 05209. It is recommended for an award.

- 05044 6 Copperwood Apartments
  - U/E: The Woodlands
  - Score: 163
  - Status: A
  - Evaluation Comment: Has a competitive score within the At-Risk Set-Aside.

- 05053 6 Essex Gardens Apartments
  - R: Sealy
  - Score: 161
  - Status: N
  - Evaluation Comment: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

- 05084 6 University Place Apartments
  - R: Wharton
  - Score: 167
  - Status: A
  - Evaluation Comment: Has a competitive score within its allocation type within its region.

---

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<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Asides(1)</th>
<th>Allocation(2)</th>
<th>City</th>
<th>Score</th>
<th>Feasibility</th>
<th>Status(3)</th>
<th>Evaluation Comment*</th>
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<tbody>
<tr>
<td>05217</td>
<td>6</td>
<td>Town Park Phase II</td>
<td>☐ ☐ ☐</td>
<td>U/E</td>
<td>Houston</td>
<td>174</td>
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<td>6</td>
<td>Kingwood Senior Village</td>
<td>☑ ☐ ☐</td>
<td>U/E</td>
<td>Houston</td>
<td>183</td>
<td>☑</td>
<td>☑</td>
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<tr>
<td>05234</td>
<td>6</td>
<td>Park Place Apartments</td>
<td>☐ ☐ ☑</td>
<td>R</td>
<td>Bellville</td>
<td>82</td>
<td>☑</td>
<td>☑</td>
<td>☑ A</td>
</tr>
<tr>
<td>05239</td>
<td>6</td>
<td>Bayshore Manor Apartments</td>
<td>☐ ☑ ☑</td>
<td>R</td>
<td>Palacios</td>
<td>77</td>
<td>☑</td>
<td>☑</td>
<td>☑ A</td>
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<tr>
<td>05244</td>
<td>6</td>
<td>Blue Ridge Senior Homes</td>
<td>☐ ☐ ☐</td>
<td>U/E</td>
<td>Houston</td>
<td>174</td>
<td>☑</td>
<td>☑</td>
<td>☑ N</td>
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### Terminated/Withdrawn

<table>
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<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Asides(1)</th>
<th>Allocation(2)</th>
<th>City</th>
<th>Score</th>
<th>Feasibility</th>
<th>Status(3)</th>
<th>Evaluation Comment*</th>
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<tr>
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<td>6</td>
<td>Town Park Phase II</td>
<td>☐ ☐ ☐</td>
<td>U/E</td>
<td>Houston</td>
<td>174</td>
<td>☑</td>
<td>☑</td>
<td>☑ N</td>
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<td>☑</td>
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### All Applications Located in Region 7

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<th>Evaluation Comment*</th>
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<tr>
<td>05034</td>
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<td>The Gardens of Taylor, LP</td>
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<td>Taylor</td>
<td>165</td>
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<td>☑ ☑ ☐</td>
<td>R</td>
<td>Marble Falls</td>
<td>12</td>
<td>☑</td>
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2: Allocation: U/E=Urban/Exurban; R=Rural  
3: Recommendation Status: "A" = Preliminarily Recommended for Allocation, "N" = Preliminarily Not Recommended for Allocation  
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## Final Score Awarded by Department

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### Feasibility

- **NP = Nonprofit, AR = At-Risk, U = USDA**
- **Allocation: U/E = Urban/Exurban; R = Rural**
- **Status: A = Preliminarily Recommended for Allocation, N = Preliminarily Not Recommended for Allocation**

### All Applications Located in Region 8

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**All Applications Located in Region 10**

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**All Applications Located in Region 11**

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<table>
<thead>
<tr>
<th>Region</th>
<th>Development Name</th>
<th>Set-Aside Employee</th>
<th>U/E Allocation</th>
<th>City</th>
<th>Score</th>
<th>Status</th>
<th>Evaluation Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>05025</td>
<td>Poinsetta Apartments</td>
<td>NP AR U/E</td>
<td>Alamo</td>
<td>194</td>
<td></td>
<td>N</td>
<td>Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the $2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined not to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.</td>
</tr>
<tr>
<td>05026</td>
<td>Mesa Vista Apartments</td>
<td>R</td>
<td>Donna</td>
<td>184</td>
<td>✓</td>
<td>A</td>
<td>Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the $2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.</td>
</tr>
<tr>
<td>05028</td>
<td>Sevilla Apartments</td>
<td>U/E</td>
<td>Weslaco</td>
<td>181</td>
<td>✓</td>
<td>A</td>
<td>Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the $2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.</td>
</tr>
<tr>
<td>05069</td>
<td>Santa Rosa Village</td>
<td>✓ ✓</td>
<td>R Santa Rosa</td>
<td>133</td>
<td>✓</td>
<td>A</td>
<td>Has a competitive score within the At-Risk Set-Aside.</td>
</tr>
<tr>
<td>05073</td>
<td>Villa San Benito</td>
<td>✓ ✓</td>
<td>U/E San Benito</td>
<td>138</td>
<td>✓</td>
<td>A</td>
<td>Has a competitive score within the At-Risk Set-Aside.</td>
</tr>
<tr>
<td>05074</td>
<td>Alamo Village</td>
<td>✓ ✓</td>
<td>U/E Alamo</td>
<td>132</td>
<td>✓</td>
<td>A</td>
<td>Has a competitive score within the At-Risk Set-Aside.</td>
</tr>
<tr>
<td>05079</td>
<td>Rio Hondo Village</td>
<td>✓ ✓</td>
<td>R Rio Hondo</td>
<td>126</td>
<td></td>
<td>N</td>
<td>Application Terminated.</td>
</tr>
<tr>
<td>05091</td>
<td>Los Milagros Apartments</td>
<td>✓ ✓</td>
<td>U/E Weslaco</td>
<td>158</td>
<td>✓</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>05092</td>
<td>Vida Que Canta Apartments</td>
<td>✓ ✓</td>
<td>U/E Mission</td>
<td>169</td>
<td></td>
<td>A</td>
<td>Has a competitive score within its allocation type within its region.</td>
</tr>
<tr>
<td>05094</td>
<td>San Juan Village</td>
<td>✓ ✓</td>
<td>U/E San Juan</td>
<td>144</td>
<td>✓</td>
<td>A</td>
<td>Has a competitive score within the At-Risk Set- Aside.</td>
</tr>
<tr>
<td>05099</td>
<td>Madison Pointe</td>
<td>✓ ✓</td>
<td>R Cotulla</td>
<td>170</td>
<td>✓</td>
<td>A</td>
<td>Has a competitive score within its allocation type within 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
3: Recommendation Status: “A” = Preliminarily Recommended for Allocation, “N” = Preliminarily Not Recommended for Allocation
** = Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as “under-allocated”. This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the “A” Preliminary Recommendation List. Each of those developments is noted in the “N” Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that “next” application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.
<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Aside(s)</th>
<th>Allocation(s)</th>
<th>City</th>
<th>Score</th>
<th>Feasibility</th>
<th>Status</th>
<th>Evaluation Comment*</th>
</tr>
</thead>
<tbody>
<tr>
<td>05108</td>
<td>11</td>
<td>Kingswood Village</td>
<td>✔</td>
<td>U/E</td>
<td>Edinburg</td>
<td>132</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within the At-Risk Set-Aside.</td>
</tr>
<tr>
<td>05113</td>
<td>11</td>
<td>St. Gerard Apartments</td>
<td>✔</td>
<td>U/E</td>
<td>Brownsville</td>
<td>196</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within its allocation type within its region.</td>
</tr>
<tr>
<td>05125</td>
<td>11</td>
<td>La Villita Apartments Phase II</td>
<td>✔</td>
<td>U/E</td>
<td>San Benito</td>
<td>169</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within its allocation type within its region.</td>
</tr>
<tr>
<td>05137</td>
<td>11</td>
<td>Los Ebanos Apartments</td>
<td>✔</td>
<td>R</td>
<td>Zapata</td>
<td>131</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within the USDA Set-Aside.</td>
</tr>
<tr>
<td>05140</td>
<td>11</td>
<td>El Paraiso Apartments</td>
<td>✔</td>
<td>R</td>
<td>Edcouch</td>
<td>139</td>
<td>✔</td>
<td>N</td>
<td>Application Terminated.</td>
</tr>
<tr>
<td>05191</td>
<td>11</td>
<td>Casa Edcouch</td>
<td>✔</td>
<td>R</td>
<td>Edcouch</td>
<td>169</td>
<td>✔</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>05241</td>
<td>11</td>
<td>San Juan Apartments</td>
<td>✔</td>
<td>U/E</td>
<td>San Juan</td>
<td>163</td>
<td>✔</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
</tbody>
</table>

**All Applications Located in Region 12**

<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Aside(s)</th>
<th>Allocation(s)</th>
<th>City</th>
<th>Score</th>
<th>Feasibility</th>
<th>Status</th>
<th>Evaluation Comment*</th>
</tr>
</thead>
<tbody>
<tr>
<td>05102</td>
<td>12</td>
<td>Villa del Arroyo Apartments</td>
<td>✔</td>
<td>U/E</td>
<td>Midland</td>
<td>183</td>
<td>✔</td>
<td>N</td>
<td>The application has a tied score with 05117 and loses the tie. Therefore, it is not recommended for an award.</td>
</tr>
<tr>
<td>05109</td>
<td>12</td>
<td>Country Village Apartments</td>
<td>✔</td>
<td>U/E</td>
<td>San Angelo</td>
<td>132</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within the At-Risk Set-Aside.</td>
</tr>
<tr>
<td>05117</td>
<td>12</td>
<td>Key West Village - Phase II</td>
<td>✔</td>
<td>U/E</td>
<td>Odessa</td>
<td>183</td>
<td>✔</td>
<td>A</td>
<td>The application has a tied score with 05102 and wins the tie. Therefore, it is recommended for an award.</td>
</tr>
<tr>
<td>05149</td>
<td>12</td>
<td>Courtland Square Apartments</td>
<td>✔</td>
<td>U/E</td>
<td>Odessa</td>
<td>176</td>
<td>✔</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>05187</td>
<td>12</td>
<td>Valley Creek Apartments</td>
<td>✔</td>
<td>R</td>
<td>Fort Stockton</td>
<td>120</td>
<td>✔</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>05237</td>
<td>12</td>
<td>Bel Aire Manor Apartments</td>
<td>✔</td>
<td>R</td>
<td>Brady</td>
<td>155</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within the USDA Set-Aside.</td>
</tr>
</tbody>
</table>

**All Applications Located in Region 13**

<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Aside(s)</th>
<th>Allocation(s)</th>
<th>City</th>
<th>Score</th>
<th>Feasibility</th>
<th>Status</th>
<th>Evaluation Comment*</th>
</tr>
</thead>
<tbody>
<tr>
<td>05060</td>
<td>13</td>
<td>North Mountain Village</td>
<td>✔</td>
<td>U/E</td>
<td>El Paso</td>
<td>164</td>
<td>✔</td>
<td>N</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>05151</td>
<td>13</td>
<td>Deer Palms</td>
<td>✔</td>
<td>U/E</td>
<td>El Paso</td>
<td>173</td>
<td>✔</td>
<td>A</td>
<td>Has a competitive score within its allocation type within its region.</td>
</tr>
</tbody>
</table>

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### Final Score Awarded by Department

<table>
<thead>
<tr>
<th>#</th>
<th>Region</th>
<th>Development Name</th>
<th>Set-Asides</th>
<th>Allocation</th>
<th>City</th>
<th>Score</th>
<th>Status</th>
<th>Evaluation Comment*</th>
</tr>
</thead>
<tbody>
<tr>
<td>05152</td>
<td>13</td>
<td>Linda Vista Apartments</td>
<td>✔️</td>
<td></td>
<td>U/E El Paso</td>
<td>175</td>
<td>✔️</td>
<td>A</td>
</tr>
<tr>
<td>05153</td>
<td>13</td>
<td>Mission Palms</td>
<td></td>
<td></td>
<td>R San Elizario</td>
<td>167</td>
<td>✔️</td>
<td>N</td>
</tr>
<tr>
<td>05247</td>
<td>13</td>
<td>Hacienda Santa Barbara</td>
<td>✔️</td>
<td>✔️</td>
<td>R Socorro</td>
<td>125</td>
<td>✔️</td>
<td>A</td>
</tr>
</tbody>
</table>

162 Total Applications Including 2005 Rural Rescue Awards

---

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3: Recommendation Status: “A” = Preliminarily Recommended for Allocation, “N” = Preliminarily Not Recommended for Allocation
   
   **”** = Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as “under-allocated”. This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the “A” Preliminary Recommendation List. Each of those developments is noted in the “N” Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that “next” application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.
MULTIFAMILY FINANCE PRODUCTION DIVISION

Development Information, Public Input and Board Summary
Samuel's Place, TDHCA Number 05004

BASIC DEVELOPMENT INFORMATION

Site Address: Southeast Corner of Samuel's Ave. and Poindexter St.  Development #:  05004
City: Fort Worth  Region:  3  Population Served:  Family
County: Tarrant  Zip Code:  76102  Allocation: Urban/Exurban
HTC Set Asides:  □ At-Risk  □ Nonprofit  □ USDA  HTC Purpose/Activity:  NC
HOME Set Asides:  □ CHDO  □ Preservation  □ General
Bond Issuer:  N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition,
NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner:  Samuel's Avenue, LP
          Barbara Holston - Phone: (817) 332-8614
Developer:  Carleton Development, Ltd./Housing Authority FTW
Housing General Contractor:  Carleton Development, Ltd.
Architect:  James, Harwick & Partners
Market Analyst:  Integra Realty Resources
Syndicator:  Red Capital Group
Supportive Services:  Housing Authority of the City of Fort Worth
Consultant:  N/A

UNIT BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 36</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>0</td>
<td>0</td>
<td>24</td>
<td>Market Rate Units: 0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Owner/Employee Units: 0</td>
</tr>
<tr>
<td>Type of Building: Townhome</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Residential Buildings: 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Development Units: 36</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Development Cost: $0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$274,014</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

6/20/2005 11:29 AM
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Samuel’s Place, TDHCA Number 05004

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:
| TX Senator: Brimer, District 10 | S Points: 7 | US Representative: Granger, District 12, NC |
| TX Representative: Burnam, District 90 | S Points: 7 | 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. Note that ineligible letters received a score of 12.

Rock Island/Samuels Ave. Neighborhood Organization, Julio Hinojosa
Letter Score: 24 S or O: S
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will infill vacant land; the size of the development will not overwhelm the neighborhood; the design is compatible with the architectural design of the neighborhood; the additional student tenants will help improve the low enrollment at the local elementary school; it will provide needed affordable housing; it will enhance property values; it will stimulate investment and renovation in the neighborhood; and it will provide strong management.

General Summary of Comment:
Texas State Senator Kim Brimer and Texas State Representative Lon Burnam expressed their support for the Development as an attractive and safe place that will strengthen the residential character of the neighborhood and provide more affordable housing to low to moderate income residents.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Fort Worth in the amount of at least $126,500 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 193  ☐ Meeting a Required Set-Aside  Credit Amount:* $274,014
Recommendation:  Has a competitive score within its allocation type within its region.

HOME Loan:  Loan Amount:  $0
Recommendation:  N/A

Housing Trust Fund Loan:  ☐ Meeting a Required Set-Aside  Loan Amount:  $0
Recommendation:  N/A

4% Housing Tax Credits with Bond Issuance:  Credit Amount:  $0
Recommendation:  N/A

Private Activity Bond Issuance with TDHCA:  Bond Amount:  $0
Recommendation:  N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
# Development Information, Public Input and Board Summary

## Cambridge Courts, TDHCA Number 05005

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #: 05005</th>
</tr>
</thead>
<tbody>
<tr>
<td>City: Fort Worth</td>
<td>Region: 3</td>
</tr>
<tr>
<td>County: Tarrant</td>
<td>Population Served: Family</td>
</tr>
<tr>
<td>Total Development Units: 342</td>
<td></td>
</tr>
<tr>
<td>HTC Set Asides:</td>
<td></td>
</tr>
<tr>
<td>HOME Set Asides:</td>
<td>34 33 0 275</td>
</tr>
<tr>
<td>Bond Issuer:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**HTC Purpose/Activity:** NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Western Hills Affordable Housing, LP
- **Developer:** Carleton Development/Housing Authority of ETW
- **Housing General Contractor:** Carleton Development, Ltd
- **Architect:** James, Harwick & Partners
- **Market Analyst:** Integra Realty Resources
- **Syndicator:** Red Capital Group
- **Supportive Services:** Housing Authority of the City of Fort Worth
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 342</th>
</tr>
</thead>
<tbody>
<tr>
<td>33</td>
<td>34</td>
<td>0</td>
<td>275</td>
<td>Market Rate Units: 0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Owner/Employee Units: 0</td>
</tr>
</tbody>
</table>

**Type of Building:** 5 units or more  
**Number of Residential Buildings:** 24  
**Total Development Units:** 342  
**Total Development Cost:** $0

*Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.*

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits: $1,093,473</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan Amount: $0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount: $0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount: $0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

6/20/2005 11:29 AM
Development Information, Public Input and Board Summary
Cambridge Courts, TDHCA Number 05005

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Nelson, District 12 S Points: 7 US Representative: Granger, District 12, NC
TX Representative: Mowery, District 97 S Points: 7 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
Chuck Silcox, Council Member district 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. Note that ineligible letters received a score of 12.

Western Hills North Neighborhood Association, Gordon Seyfried Letter Score: 24 S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will renovate a mostly vacant substandard property; the renovation will arrest deterioration in the neighborhood; the renovation will enhance property values; it will set a quality standard for other multifamily communities in the area; the additional student tenants will help retain valuable pre-school and after school programs in the area; it will provide needed affordable housing; it will stimulate investment and renovation in the neighborhood; it will provide strong management; and it will decrease crime in the area.

General Summary of Comment:

Texas State Senator Nelson expressed support for the Development as in keeping with the state's goal of ensuring that Texans have access to quality, affordable housing. Representative Mowery expressed her support and the support of her constituents for a project that will arrest the deterioration that has occurred at this location. City Council Member Silcox expressed his support of a positive project. One local resident expressed support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Score</th>
<th>Credit Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle:</td>
<td>☑ Has a competitive score within its allocation type within its region.</td>
<td>☑ 196</td>
<td>$1,093,473</td>
</tr>
<tr>
<td>HOME Loan:</td>
<td></td>
<td></td>
<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan:</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Stardust Apartments, TDHCA Number 05009

**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City</th>
<th>Region</th>
<th>Population Served</th>
<th>County</th>
<th>Total Development Units</th>
<th>Region</th>
<th>HTC Set Asides</th>
<th>HOME Set Asides</th>
<th>Bond Issuer</th>
</tr>
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<tbody>
<tr>
<td>Hwy. 83 &amp; Brazos St.</td>
<td>05009</td>
<td>Uvalde</td>
<td>11</td>
<td>Family</td>
<td>Uvalde</td>
<td>36</td>
<td>11</td>
<td>At-Risk</td>
<td>CHDO</td>
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</table>

**OWNER AND DEVELOPMENT TEAM**

<table>
<thead>
<tr>
<th>Owner</th>
<th>Developer</th>
<th>Housing General Contractor</th>
<th>Architect</th>
<th>Market Analyst</th>
<th>Syndicator</th>
<th>Supportive Services</th>
<th>Consultant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uvalde Affordable Housing, LP</td>
<td>Lymac, LLC</td>
<td>Wilmix Construction, LLC</td>
<td>Architecture Associates, Inc.</td>
<td>Mitchell Real Estate Appraisals</td>
<td>Boston Capital</td>
<td>N/A</td>
<td>N/A</td>
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</table>

**UNIT/BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>Type of Building:</th>
<th>Total Restricted Units</th>
<th>Market Rate Units</th>
<th>Owner/Employee Units</th>
<th>Total Development Units</th>
<th>Total Development Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fourplex</td>
<td>35</td>
<td>0</td>
<td>1</td>
<td>36</td>
<td>$0</td>
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<tr>
<td>Number of Residential Buildings:</td>
<td>9</td>
<td></td>
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**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Housing Tax Credits</th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<td>$200,000</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Stardust Apartments, TDHCA Number 05009

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19 [S] Points: 7 US Representative: Bonilla, District 23, NC
TX Representative: Gallego, District 74 [S] Points: 7 US Senator: NC

Local Officials and Other Public Officials:
Josue (George) Garza Jr., Mayor, SX Resolution of Support from Local Government
Harvey Hildebrand, State Representative, District 53, S Lecho Quiroga, City Councilman, S
Tracy O. King, State Representative, District 80, S Rodolfo Flores, City Attorney, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Madla expressed his support for the Development as a chance for many families to reside in high-quality, safe and affordable housing. Representative Gallego supports the Development as having a very positive impact on the city. Representatives Hildebrand and King expressed their support for the Development as beneficial to Uvalde's economy and its residents. Local officials expressed their support for the Development as providing much needed housing to Uvalde.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
</tr>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>134</td>
<td></td>
<td>$0</td>
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<tr>
<td>Recommendation:</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME Loan:</td>
<td>N/A</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td>N/A</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>N/A</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>N/A</td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
## Basic Development Information

- **Development #:** 05012
- **City:** New Braunfels
- **Region:** 9
- **Population Served:** Elderly
- **County:** Comal
- **Zip Code:** 78130
- **Allocation:** Urban/Exurban

### HTC Set Asides:
- 30% At-Risk
- 40% Nonprofit
- 50% USDA
- 60% HTC Purpose/Activity: NC

### HOME Set Asides:
- 0 CHDO
- 0 Preservation
- 0 General

### Bond Issuer:
- N/A

## Owner and Development Team

- **Owner:** New Braunfels Landa Place Apartments, LP
  - Lucille Jones - Phone: (830) 257-5323
- **Developer:** New Braunfels Landa Place Builders, LLC
- **Housing General Contractor:** G.G. MacDonald, Inc.
- **Architect:** A. Ray Payne
- **Market Analyst:** Mark Temple Real Estate Services
- **Syndicator:** Boston Capital
- **Supportive Services:** Community Council of South Central Texas
- **Consultant:** N/A

## Unit Building Information

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Total Restricted Units</th>
<th>Market Rate Units</th>
<th>Owner/Employee Units</th>
<th>Total Development Units</th>
<th>Total Development Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>10</td>
<td>0</td>
<td>0</td>
<td>100</td>
<td>0</td>
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<tr>
<td>40%</td>
<td>0</td>
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<tr>
<td>50%</td>
<td>0</td>
<td>0</td>
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<tr>
<td>60%</td>
<td>90</td>
<td>0</td>
<td>0</td>
<td>100</td>
<td>0</td>
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</tbody>
</table>

**Type of Building:** 5 units or more
**Number of Residential Buildings:** 21

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## Funding Information

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits</td>
<td>$657,317</td>
<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan Amount</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Public Comment Summary

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

State/Federal Officials with Jurisdiction:
TX Senator: Wentworth, District 25  S  Points:  7  US Representative: Smith, District 21, NC
TX Representative: Casteel, District 73  S  Points:  7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Adam E. Cork, Mayor, S
Danny Scheel, County Judge, S
Jack Dawson, Commissioner Precinct 1, S

Resolution of Support from Local Government
Lamar Smith, Member of Congress, S
Nadine N. Mardock, Executive Director of City of New Braunfels 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Congressman Smith expressed his support for the Development as fulfilling a clear need for affordable housing for lower-income, older residents. Senator Wentworth expressed his support for the Development as it would provide quality affordable housing for area elderly. Representative Casteel expressed her support for the Development as a great asset for the elderly citizens of Comal County. Local officials expressed their support through a resolution. Community Organizations expressed their support for an affordable elderly housing complex.

There was general support from non-officials.

There were no letters of opposition.

Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
### Multifamily Finance Production Division

**June 27, 2005**

**Development Information, Public Input and Board Summary**

**Landa Place, TDHCA Number 05012**

---

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

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td></td>
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<td></td>
<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

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

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Country Lane Seniors-Greenville Community, TDHCA Number 05015

**BASIC DEVELOPMENT INFORMATION**

| Site Address: | North side of Industrial Dr., East of U.S. Highway 69 | Development #: | 05015 |
| City: | Greenville | Region: | 3 |
| County: | Hunt | Zip Code: | 75401 |
| HTC Set Asides: | □ At-Risk | □ Nonprofit | □ USDA | HTC Purpose/Activity: | NC |
| HOME Set Asides: | □ CHDO | □ Preservation | □ General |
| Bond Issuer: | N/A |

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

**OWNER AND DEVELOPMENT TEAM**

- Owner: Two Country Lane-Greenville, Ltd.
  - Kenneth H. Mitchell - Phone: (817) 249-6886
- Developer: Services For Residents, LLC
- Housing General Contractor: N/A
- Architect: Gailer Tolson and French
- Syndicator: SunAmerica Affordable Housing Partners, Inc.
- Supportive Services: N/A
- Consultant: N/A

**UNIT/BUILDING INFORMATION**

| Type of Building: | 5 units or more |
| Number of Residential Buildings: | 1 |
| Total Restricted Units: | 144 |
| Market Rate Units: | 6 |
| Owner/Employee Units: | 0 |
| Total Development Units: | 150 |
| Total Development Cost: | $0 |

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

**FUNDING INFORMATION**

| | Applicant Request | Department Analysis | Amort | Term | Rate |
| Housing Tax Credits: | $1,103,075 | $0 | 0 | 0 | 0 |
| Housing Trust Fund Loan Amount: | $0 | $0 | 0 | 0 | 0 |
| HOME Fund Loan Amount: | $0 | $0 | 0 | 0 | 0 |
| Bond Allocation Amount: | $0 | $0 | 0 | 0 | 0 |

6/20/2005 11:29 AM
Development Information, Public Input and Board Summary

Country Lane Seniors-Greenville Community, TDHCA Number 05015

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

- TX Senator: Deuell, District 2 [S] Points: 7
- TX Representative: Flynn, District 2 [S] Points: 7
- US Representative: Hall, District 4, NC
- US Senator: NC

Local Officials and Other Public Officials:

- Mayor/Judge: Jim Morris, Mayor, S
- Resolution of Support from Local Government: 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. Note that inelible letters received a score of 12.

West Hill Neighborhood Development Association, Myrna Gilstrap

Letter Score: 24  S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the proposed rental rates are affordable for the elderly in the community and will help the elderly as their medical bills and utility costs are increasing; the City of Greenville has 24% of its population as elderly; the development is a quality project; the developer has a successful track record; the property proposes attractive amenities; the city offers excellent public transportation for the elderly; a portion of the units are designed for persons with disabilities which makes it even more senior-friendly; the developer has worked closely with the neighborhood; the supportive services are senior-oriented and are provided at no extra charge; the property is close to medical facilities; the project is mixed income so serves a variety of income levels; and the development will provide new jobs and will pay property taxes.

General Summary of Comment:

Senator Deuell and Representative Flynn expressed their support for the Development as an affordable housing opportunity for senior citizens that will help economic development in Hunt County. Mayor Morris expressed his support for the Development as an important option for senior citizens in the community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of fourteen (14) vouchers from the City of Greenville Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice as required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>Loan Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td></td>
<td>$1,103,075</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Has a competitive score within its allocation type within its region.</td>
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<td></td>
</tr>
<tr>
<td>HOME Loan:</td>
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</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## Country Lane Seniors-Temple Community, TDHCA Number 05016

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** North side of Southeast H.K. Dodgen Loop, West of Martin L
- **City:** Temple
- **County:** Bell
- **Total Development Units:** 102
- **Development #:** 05016
- **Population Served:** Elderly
- **Allocation:** Urban/Exurban
- **HTC Purpose/Activity:** NC
- **Total Restricted Units:** 98
- **Region:** 8

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Two Country Lane-Temple, Ltd.
- **Developer:** Services For Residents, LLC
- **Housing General Contractor:** Baird/Williams Construction, Inc.
- **Architect:** Gailer Tolson and French
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** SunAmerica Affordable Housing Partners, Inc.
- **Supportive Services:** N/A
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 98</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>0</td>
<td>0</td>
<td>87</td>
<td>Market Rate Units: 4</td>
</tr>
</tbody>
</table>

- **Type of Building:** 5 units or more
- **Number of Residential Buildings:** 1

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits</td>
<td>$889,327</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Country Lane Seniors-Temple Community, TDHCA Number 05016

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Fraser, District 24  S Points: 7  US Representative:Carter, District 31, NC
TX Representative: Delisi, District 55  S Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: William A. Jones III, Mayor, S  Resolution of Support from Local Government: ☐
Patsy E. Luna, Council Member District 2, S
Jonathan Graham, Interim City Manager, S

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

Points: 7

Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

Southeast Temple Homeowners Association, Ruth Freeman  Letter Score: 24  S or O: S
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will create jobs and stimulate economic development; it will provide decent, affordable, and accessible housing; it is located near medical facilities; it would allow many individuals in nursing homes to reintegrate into the community; the value of all housing would increase in southeast Temple; and the tax base would increase.

General Summary of Comment:
Senator Fraser expressed his support for the Development as easing a current shortage of affordable housing for seniors in Temple. Representative Delisi supports the Development as meeting a vital and growing need for affordable elderly housing in the city. Local officials support the Development as a marvelous asset fulfilling a great need for affordable housing for frail elderly and disabled residents.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of four (4) vouchers from Central Texas Housing Assistance Programs, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice as required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount</th>
<th>Loan Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>192</td>
<td>☐</td>
<td>$889,327</td>
<td></td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>☐</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits</td>
<td>N/A</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond</td>
<td>N/A</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
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</table>

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #</th>
<th>City</th>
<th>Region</th>
<th>Population Served</th>
<th>County</th>
<th>Zip Code</th>
<th>Allocation</th>
<th>HTC Purpose/Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>402 West 4th St.</td>
<td>05020</td>
<td>Hereford</td>
<td>1</td>
<td>Family</td>
<td>Deaf Smith</td>
<td>79045</td>
<td>Rural</td>
<td>NC</td>
</tr>
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</table>

### Owner and Development Team

- **Owner**: Hereford Central Place, Ltd.
- **Richard L. Brown** - Phone: (214) 521-0300
- **Developer**: Hereford Central Place, Ltd.
- **Housing General Contractor**: N/A
- **Architect**: Salem Associates
- **Market Analyst**: Ipser & Associates, Inc.
- **Syndicator**: Red Capital Group
- **Supportive Services**: N/A
- **Consultant**: Daniel Allgeier

### Unit/Building Information

- **HTC Set Asides**: □ At-Risk □ Nonprofit □ USDA □ CHDO □ Preservation □ General
- **Total Restricted Units**: 32
- **Market Rate Units**: 0
- **Owner/Employee Units**: 0
- **Total Development Units**: 32
- **Total Development Cost**: $0

### Funding Information

<table>
<thead>
<tr>
<th>Housing Tax Credits</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<td>Housing Trust Fund Loan Amount</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Central Place, TDHCA Number 05020

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

| TX Senator: Seliger, District 31 | Points: 7 |
| TX Representative: Smithee, District 86 | Points: 7 |
| US Representative: Neugebauer, District 19, NC |

Local Officials and Other Public Officials:

| Mayor/Judge: Robert D. Josser and, Mayor, N |
| Sonny Nikkel, City Commissioner, Place Five, S |
| Sam Metcalf, City Commissioner, Place Six, S |
| Angie Alonzo, City Commissioner, Place Two, S |
| Tom Simons, County Judge, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Seliger expressed his support for the Development. Representative Smithee expressed his support for the Development as filling an obvious need in the community. Local officials expressed their support for the Development as fulfilling a need for quality affordable multi-family housing in the community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount: *</th>
<th>Loan Amount:</th>
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<tbody>
<tr>
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<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
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<tr>
<td>HOME Loan</td>
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</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
## BASIC DEVELOPMENT INFORMATION

**Site Address:** South side of Approx. 500 Block of West Rd.  
**Development #:** 05021  
**City:** Houston  
**Region:** 6  
**Population Served:** Family  
**County:** Harris  
**Zip Code:** 77308  
**Allocation:** Urban/Exurban  
**HTC Purpose/Activity:** NC

**Owner/Employee Units:** 0  
**Total Restricted Units:** 112  
**Total Development Units:** 118  
**Total Development Cost:** $0

**HTC Purpose/Activity:** NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

## OWNER AND DEVELOPMENT TEAM

**Owner:** Waterside Court, Ltd.  
W. Barry Kahn - Phone: (713) 871-0063

**Developer:** Hettig Asset Management Group X, Ltd.  
**Housing General Contractor:** Hettig Development Group X, Ltd.  
**Architect:** JRM Architects, Inc.  
**Market Analyst:** O'Connor & Associates  
**Syndicator:** JER Hudson Housing Capital, LLC  
**Supportive Services:** Child and Adult Development Center of Houston  
**Consultant:** N/A

## UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units</th>
<th>Market Rate Units</th>
<th>Owner/Employee Units</th>
<th>Total Development Units</th>
<th>Total Development Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>0</td>
<td>91</td>
<td>18</td>
<td>112</td>
<td>6</td>
<td>0</td>
<td>118</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Type of Building:** Detached Residence  
**Number of Residential Buildings:** 118

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>Housing Trust Fund Loan Amount:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<td>$0</td>
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</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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</table>

6/20/2005 11:29 AM
Development Information, Public Input and Board Summary
Waterside Court, TDHCA Number 05021

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Whitmire, District 15  S  Points: 7  US Representative: Jackson-Lee, District 18, NC
TX Representative: Eissler, District 15  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC  Resolution of Support from Local Government  □
Jack Drake, President of Greater Greenspoint District, O  Sylvester Turner, State Representative, S
Nadine Kujawa, Superintendent of School, 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. Note that ineligible letters received a score of 12.

Fallbrook Civic Club, Larry Wallace  Letter Score: 24  S or O: S
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development team owns another property that the association believes is well-maintained; the development will help with security; the development offers an opportunity for younger families to have their home near their parents; it will offer housing opportunities for teachers; and the owner is experienced in management and development.

General Summary of Comment:
Senator Whitmire expressed his support for the Development as an improvement in the quality of life for the surrounding community. Representative Turner expressed his support for the Development as a welcome source of family housing.

The Greater Greenspoint Management District expressed its opposition to the Development as the area is simply too over-built with multi-family units of any kind to support more of the same type of development.

The Aldine Independent School District expressed its opposition to the Development as it will cause a loss in property tax revenue and will increase traffic congestion in the area.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the Harris County Housing Authority in the amount of at least $400,000.00 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary
Waterside Court, TDHCA Number 05021

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

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Score</th>
<th>Set-Aside</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑️</td>
<td>183</td>
<td></td>
<td></td>
<td>$1,054,000</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
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<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
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<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
The Enclave, TDHCA Number 05022

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** South side of 1200 and 2300 Blocks of West Tidwell
- **City:** Houston
- **County:** Harris
- **Population Served:** Family
- **Allocation:** Urban/Exurban

**HTC Set Asides:**
- □ At-Risk
- □ Nonprofit
- □ USDA

**HOME Set Asides:**
- □ CHDO
- □ Preservation
- □ General

**Bond Issuer:** N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** The Enclave, Ltd.
  - Isaac Matthews - Phone: (713) 871-0063
- **Developer:** HKM Development Group, Ltd.
- **Housing General Contractor:** Hettig Construction Corp.
- **Architect:** JRM Architects, Inc.
- **Market Analyst:** O’Connor & Associates
- **Syndicator:** JER Hudson Housing Capital, LLC
- **Supportive Services:** Child and Adult Development Center of Houston
- **Consultant:** N/A

**UNIT/BUILDING INFORMATION**

- **Type of Building:** Detached Residence
- **Number of Residential Buildings:** 40
- **Total Restricted Units:** 40
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 40
- **Total Development Cost:** $0

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Department Analysis</th>
<th>Applicant Request</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits</td>
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<tr>
<td>Housing Trust Fund Loan Amount</td>
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<tr>
<td>HOME Fund Loan Amount</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Whitmire, District 15  S  Points: 7  US Representative: Jackson-Lee, District 18, NC
TX Representative: Turner, District 139  S  Points: 7

Local Officials and Other Public Officials:

Mayor/Judge: NC
Carol Mims Galloway, District B City Council Member, S
Donald Wasson, Housing Authority of the city of Houston, O
Ronald C. Green, Council Member, S

Resolutions 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. Note that ineligible letters received a score of 12.

Pinemont Plaza Civic Club, Charles Ingram  Letter Score: [24] S or O: [S]
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the single family rental development design will encourage other positive development in the area and encourage businesses to relocate to this underdeveloped area; it will assist in improving the security and maintenance of the surrounding area; it will offer an opportunity for younger families and single parents to have their home near their parents; and it will offer housing opportunities for teachers.

Ella Park Terrace Civic Club, James D. Smith  Letter Score: [24] S or O: [S]
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the area has been targeted for revitalization, it will encourage business expansion, it will improve maintenance and security in the community, it will provide opportunities for housing for young families and it will help in retaining teachers, police officers and firemen in the area.

General Summary of Comment:

Senator Whitmire and Representative Turner expressed their support for the Development as a welcome source of family housing for those with larger families who wish to stay in the community. Local officials expressed their support for the Development as strongly contributing to the Acres Homes community revitalization program.

Citizen Donald Wasson expressed his opposition to the Development as contributing to multiple complexes being constructed in an area already saturated with state and federally funded housing projects.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the Housing Authority of the City of Houston in the amount of at least $60,000 or the City of Houston in the amount of at least $60,000, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the...
Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
### Recommendation by the Executive Award and Review Advisory Committee

<table>
<thead>
<tr>
<th>Program</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
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<tr>
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<tr>
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<td>Credit Amount</td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

**Recommendation:** The application has a tied score with 05198 and 05209 and wins the tie with 05198 and loses with 05209. It is recommended for an award.

<table>
<thead>
<tr>
<th>Program</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance</td>
<td>N/A</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary
Figueroa Apartments, TDHCA Number 05024

---

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 998 Ruben Chavez St.
- **Development #:** 05024
- **City:** Robstown
- **Region:** 10
- **Owner:** Figueroa Housing, Ltd.
- **County:** Nueces
- **Code:** 78380
- **Population Served:** Family
- **HTC Purpose/Activity:** ACQ
- **HTC Set Asides:** At-Risk
- **Total Development Units:** 44
- **Total Restricted Units:** 44
- **Total Development Cost:** $0
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Number of Residential Buildings:** 22
- **Type of Building:** Detached Residence/Duplex
- **Allocation:** Rural

---

**OWNER AND DEVELOPMENT TEAM**

- **Developer:** Figueroa Housing Development, LLC
- **Housing General Contractor:** Safari Construction
- **Architect:** Northfield Design Associates
- **Market Analyst:** O'Connor & Associates
- **Syndicator:** N/A
- **Supportive Services:** N/A
- **Consultant:** N/A

---

**UNIT/BUILDING INFORMATION**

- **30% 40% 50% 60%**
  - **5**
  - **0**
  - **0**
  - **39**

**Total Restricted Units:** 44
**Market Rate Units:** 0
**Owner/Employee Units:** 0
**Total Development Units:** 44
**Total Development Cost:** $0

- **Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

---

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
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<td>$0</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
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6/20/2005 11:29 AM
Development Information, Public Input and Board Summary
Figueroa Apartments, TDHCA Number 05024

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Hinojosa, District 20   S  Points: 7   US Representative: Ortiz, District 27, NC
TX Representative: Herrero, District 34   S  Points: 7   US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Rodrigo Ramón, Jr., Mayor, S
Everard T. Walker, Jr., Interim Superintendent of School, S
Carlos Pena, Chief of Police, S
Mike Roldan, Constable Precinct 5, S
Oscar O. Ortiz, Commissioner Precinct 3, 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. Note that ineligible letters received a score of 12.

Figueroa Square Neighborhood Association, Sandy Villarreal   Letter Score: 24   S or O: S
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will improve the general welfare of the area; it will upgrade existing apartments in dire need of repair; it will improve poor drainage and sewer lines; it will enable the renewal of HAP contracts for the current tenants; it will provide social services; it will enhance the area via revitalization; it will instill pride in the community; it will provide decent, safe, sanitary affordable housing in the community; it will provide a safe environment for children; and it will help deter crime.

General Summary of Comment:
Congressman Ortiz expressed his support for the Development as of invaluable importance to the economic vitality of the area and region. Senator Hinojosa expressed his support for the Development as helping to fulfill the need for quality affordable housing in Robstown. Representative Herrero expressed his support for the Development as an added enhancement to a growing community, providing a specifically designed complex for low-income citizens. Local officials, as well as community organizations and residents expressed their support of the Development as a desperately needed and imperative benefit to the community.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 191  ☐ Meeting a Required Set-Aside  Credit Amount:* $301,301

Recommendation: Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the $2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.

HOME Loan:
Recommendation: N/A
Loan Amount: $0

Housing Trust Fund Loan:
Recommendation: N/A
Loan Amount: $0

4% Housing Tax Credits with Bond Issuance:
Recommendation: N/A
Credit Amount: $0

Private Activity Bond Issuance with TDHCA:
Recommendation: N/A
Bond Amount: $0

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Poinsetta Apartments, TDHCA Number 05025

**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Between North 9th St. and North 10th St. at Duranta Ave.</th>
<th>Development #:</th>
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<tbody>
<tr>
<td>City:</td>
<td>Alamo</td>
<td>05025</td>
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<tr>
<td>County:</td>
<td>Hidalgo</td>
<td></td>
</tr>
<tr>
<td>Zip Code:</td>
<td>78516</td>
<td></td>
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<tr>
<td>Allocation:</td>
<td>Urban/Exurban</td>
<td></td>
</tr>
<tr>
<td>HTC Purpose/Activity:</td>
<td>NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation</td>
<td></td>
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<tr>
<td>HTC Set Asides:</td>
<td>□ At-Risk □ Nonprofit □ USDA □ Pop. Served: Family</td>
<td></td>
</tr>
<tr>
<td>HOME Set Asides:</td>
<td>□ CHDO □ Preservation □ General</td>
<td></td>
</tr>
<tr>
<td>Bond Issuer:</td>
<td>N/A</td>
<td></td>
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</tbody>
</table>

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Poinsetta Housing, Ltd.
  - Rick J. Deyoe - Phone: (512) 306-9206
- **Developer:** Poinsetta Housing Development, LLC
- **Housing General Contractor:** Safari Construction
- **Architect:** NorthField Design Associates
- **Market Analyst:** O’Connor & Associates
- **Syndicator:** N/A
- **Supportive Services:** Texas Inter-faith Housing Corporation
- **Consultant:** N/A

**UNIT/BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
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<tbody>
<tr>
<td>10</td>
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<td>0</td>
<td>90</td>
<td>100</td>
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</tbody>
</table>

- **Type of Building:** 5 units or more/Fourplex
- **Number of Residential Buildings:** 9

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
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<td>0</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Poinsetta Apartments, TDHCA Number 05025

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27  
Points: 7  
US Representative: Hinojosa, District 15, NC  
Points: 7

Local Officials and Other Public Officials:
Mayor/Judge: Rudy Villarreal, Mayor, S  
Resolution of Support from Local Government  
Arturo Guajardo, Superintendent of Schools, 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. Note that ineligible letters received a score of 12.

Poinsetta Resident Council, Edna Mandujano  
Letter Score: 24  
S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will ensure reconstruction of an obsolete property in need of demolition; it will ensure preservation of affordable housing and rental housing assistance; it will provide units for persons with disabilities; it will enhance the area via revitalization; it will instill pride in the community; it will provide decent, safe, sanitary affordable housing in the community; it will provide social services; it will give children options; and it will help deter crime.

General Summary of Comment:
Senator Lucio and Representative Martinez expressed their support for the development as very much needed housing development that will replace existing substandard and dilapidated housing. Local officials and the current resident council support the Development as critical to community revitalization and as a much needed benefit. Current residents expressed their support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of ten (10) vouchers from the City of Alamo Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: □ Score: 194 □ Meeting a Required Set-Aside Credit Amount:* $0

Recommendation: Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the $2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined not to award this application because this decision most effectively satisfies the Department’s goals in meeting set-aside and regional allocation goals.

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: □ Meeting a Required Set-Aside Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA: Bond Amount: $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
Development Information, Public Input and Board Summary
Mesa Vista Apartments, TDHCA Number 05026

BASIC DEVELOPMENT INFORMATION
Site Address: Salinas St. at Stites St. Development #: 05026
City: Donna Region: 11 Population Served: Family
County: Hidalgo Zip Code: 78537 Allocation: Rural
HTC Set Asides: □ At-Risk □ Nonprofit □ USDA HTC Purpose/Activity: NC
HOME Set Asides: □ CHDO □ Preservation □ General
Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition,
NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM
Owner: M.V. Housing, Ltd. 
Rick J. Deyoe - Phone: (512) 306-9206
Developer: M V Housing Development, LLC
Housing General Contractor: Safari Construction
Architect: NorthField Design Associates
Market Analyst: O’Connor & Associates
Syndicator: N/A
Supportive Services: Texas Inter-faith Housing Corporation
Consultant: N/A

UNIT/BUILDING INFORMATION
30% 40% 50% 60%
8 0 0 68
Type of Building: 5 units or more
Number of Residential Buildings: 5
Total Restricted Units: 76
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 76
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION
Applicant Request Department Analysis Amort Term Rate
Housing Tax Credits: $453,995 $0 0 0 0
Housing Trust Fund Loan Amount: $0 $0 0 0 0
HOME Fund Loan Amount: $0 $0 0 0 0
Bond Allocation Amount: $0 $0 0 0 0

6/20/2005 11:30 AM
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Mesa Vista Apartments, TDHCA Number 05026

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27  S  Points: 7  US Representative: Hinojosa, District 15, NC
TX Representative: Martinez, District 39  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Ricardo Morales, Mayor, S  Resolution of Support from Local Government
Bob Gonzalez, Executive Director, City of Donna Housing Authority, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Lucio and Representative Martinez expressed their support for the Development as helping to fulfill the growing need for affordable housing in Donna. Local officials and residents expressed their support for the Development as needed to replace outdated, substandard housing. A community agency expressed its support for the Development as one that coincides with the City's community revitalization efforts.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of eight (8) vouchers from the City of Donna Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(l)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Recommendation by the Executive Award and Review Advisory Committee is based on:

9% HTC Competitive Cycle: ☑ Score: 184  □ Meeting a Required Set-Aside  Credit Amount:* $453,995

Recommendation: Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the $2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department’s goals in meeting set-aside and regional allocation goals.

HOME Loan:
Recommendation: N/A  Loan Amount: $0

Housing Trust Fund Loan:
Recommendation: N/A  Loan Amount: $0

4% Housing Tax Credits with Bond Issuance:
Recommendation: N/A  Credit Amount: $0

Private Activity Bond Issuance with TDHCA:
Recommendation: N/A  Bond Amount: $0

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**Development Information, Public Input and Board Summary**

**Timber Village Apartments, TDHCA Number 05027**

**BASIC DEVELOPMENT INFORMATION**

| Site Address: 2707 Norwood St. at Loop 390 | Development #: 05027 |
| City: Marshall | Region: 4 |
| County: Harrison | Zip Code: 75670 |
| HTC Set Asides: □ At-Risk □ Nonprofit □ USDA | HTC Purpose/Activity: NC |
| HOME Set Asides: □ CHDO □ Preservation □ General |
| Bond Issuer: N/A |

**OWNER AND DEVELOPMENT TEAM**

Owner: Timber Village, Ltd.

John O. Boyd - Phone: (512) 306-9206

Developer: Timber Village Development, LLC

Housing General Contractor: Safari Construction

Architect: NorthField Design Associates

Market Analyst: O'Connor & Associates

Syndicator: N/A

Supportive Services: Texas Inter-faith Housing Corporation

Consultant: N/A

**UNIT BUILDING INFORMATION**

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<th>60%</th>
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<tr>
<td>8</td>
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<td>0</td>
<td>68</td>
<td>Market Rate Units: 0</td>
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<td>5 units or more</td>
<td>Owner/Employee Units: 0</td>
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<td></td>
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<td>5</td>
<td>Total Development Units: 76</td>
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<tr>
<td>Total Development Cost: $0</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

**FUNDING INFORMATION**

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<td>Bond Allocation Amount: $0</td>
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Development Information, Public Input and Board Summary

Timber Village Apartments, TDHCA Number 05027

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:

<table>
<thead>
<tr>
<th>Official</th>
<th>District</th>
<th>Support</th>
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<tbody>
<tr>
<td>Eltife, District 1</td>
<td></td>
<td>S</td>
</tr>
<tr>
<td>Hughes, District 5</td>
<td></td>
<td>S</td>
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Points: 7

US Representative: Gohmert, District 1, NC

Points: 7

US Senator: NC

Local Officials and Other Public Officials:

<table>
<thead>
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<th>Official</th>
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<th>Support</th>
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</thead>
<tbody>
<tr>
<td>ED Smith, Mayor</td>
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<td>S</td>
</tr>
<tr>
<td>Bryan Partee, District 6</td>
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<td>S</td>
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<tr>
<td>Alonza Williams, City Commissioner</td>
<td></td>
<td>S</td>
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<tr>
<td>Jack Hester, City Commissioner District 4</td>
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Resolution of Support from Local Government: NC

Individuals/Businesses:

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<tr>
<th>Support</th>
<th>Opposition</th>
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<tbody>
<tr>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>

Neighborhood Input:

We Care Community Group, Deedra Hawkins

Letter Score: 24  S or O: S

This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will promote revitalization; it will promote economic development and jobs; it enables lower income residents to afford to stay in the community; it ensures that every child will have a safe clean home environment; it will provide supportive services; it will promote positive living and advocacy for children; it is a proactive approach to the problems in the neighborhood; and there is a need for affordable housing.

General Summary of Comment:

Senator Eltife expressed his support of efforts to bring affordable housing projects to Marshall. Representative Hughes expressed his support for the Development as providing a very productive and family oriented environment for residents. Local officials expressed their support for the Development as one that will serve a great demand for affordable housing. One local economic development agency and one private citizen expressed their support for most needed affordable housing.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of eight (8) vouchers from the City of Marshall Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary

Timber Village Apartments, TDHCA Number 05027

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

- 9% HTC Competitive Cycle: ✔ Score: 183  ☐ Meeting a Required Set-Aside  Credit Amount:* $620,359
- Recommendation: Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the $2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.

- HOME Loan:
  - Loan Amount: $0
  - Recommendation: N/A

- Housing Trust Fund Loan:
  - Loan Amount: $0
  - Recommendation: N/A

- 4% Housing Tax Credits with Bond Issuance:
  - Credit Amount: $0
  - Recommendation: N/A

- Private Activity Bond Issuance with TDHCA:
  - Bond Amount: $0
  - Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
# Development Information, Public Input and Board Summary

**Sevilla Apartments, TDHCA Number 05028**

## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Development #:</th>
<th>City:</th>
<th>Region:</th>
<th>Population Served:</th>
<th>County:</th>
<th>Zip Code:</th>
<th>Allocation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>600 North Airport Dr.</td>
<td>05028</td>
<td>Weslaco</td>
<td>11</td>
<td>Family</td>
<td>Hidalgo</td>
<td>78596</td>
<td>Urban/Exurban</td>
</tr>
</tbody>
</table>

**HTC Set Asides:**
- At-Risk
- Nonprofit
- USDA

**HTC Purpose/Activity:** ACQ/R

**Owner and Development Team**

- **Owner:** Sevilla Housing, Ltd.
  - Rick J. Deyoe - Phone: (512) 306-9206
- **Developer:** Sevilla Housing Development, LLC
- **Housing General Contractor:** Safari Construction
- **Architect:** NorthField Design Associates
- **Market Analyst:** O'Connor & Associates
- **Syndicator:** N/A
- **Supportive Services:** Texas Inter-Faith Housing Corporation
- **Consultant:** N/A

## UNIT BUILDING INFORMATION

<table>
<thead>
<tr>
<th>Type of Building:</th>
<th>Number of Residential Buildings:</th>
<th>Total Restricted Units:</th>
<th>Total Market Rate Units:</th>
<th>Owner/Employee Units:</th>
<th>Total Development Units:</th>
<th>Total Development Cost:</th>
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<tbody>
<tr>
<td>Duplex/Fourplex</td>
<td>26</td>
<td>80</td>
<td>0</td>
<td>0</td>
<td>80</td>
<td>$0</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Housing Tax Credits:</th>
<th>Applicant Request:</th>
<th>$364,252</th>
<th>Department Analysis:</th>
<th>$0</th>
<th>Amort:</th>
<th>0</th>
<th>Term:</th>
<th>0</th>
<th>Rate:</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6/20/2005 11:30 AM
Public Comment Summary

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

State/Federal Officials with Jurisdiction:

Local Officials and Other Public Officials:
- Mayor/Judge: Joe V. Sanchez, Mayor, S  Resolution of Support from Local Government  ✔
- Anthony Covacevich, City Manager, S
- Jose Leal, Chairman, Weslaco Housing Authority, 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. Note that ineligible letters received a score of 12.

Centerpoint Resident Council, Sylvia Burciaga
Letter Score: 24  S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the development involves necessary rehabilitation of an existing property; it will preserve affordable housing and rental assistance under the Public Housing Program; it will provide decent, safe and sanitary housing in a quality environment; and will provide needed amenities and revitalization.

Sevilla Resident Council, Isabel C. De La Rosa
Letter Score: 24  S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will provide much-needed rehabilitation to the property while enabling the tenants to remain at the property; the renovations would improve safety and the appearance; it will promote growth, economic development and jobs; it will provide supportive services; there is a need for affordable housing; and the rehabilitation is consistent with the city's wishes as indicated by the city's resolution of support.

General Summary of Comment:
Representative Martinez expressed his support for the Development as fulfilling the need for quality affordable housing. Local officials expressed support for the Development via a resolution passed by the Weslaco City Commission. Local residents expressed their support for the Development.

Senator Lucio originally expressed support for the Development in a letter, however Senator Lucio submitted a second letter before April 1 expressing his opposition to the Development as one that would not address the affordable housing shortage in the area as it rehabilitates existing units and does not include any additional units.

There was general support from non-officials.

There were no letters of opposition from non-officials.

Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

5B Entry: The 18 available points allowed under Item 5 were awarded under 5A. No points were awarded under 5B. Applicant would have
qualified for 18 points under 5B.
Recommendation by the Executive Award and Review Advisory Committee is based on:

9% HTC Competitive Cycle: ☑ Score: 181  ☐ Meeting a Required Set-Aside  Credit Amount:* $364,252

Recommendation: Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the $2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.

HOME Loan:
Recommendation: N/A  Loan Amount: $0

Housing Trust Fund Loan:
Recommendation: N/A  Loan Amount: $0

4% Housing Tax Credits with Bond Issuance:
Recommendation: N/A  Credit Amount: $0

Private Activity Bond Issuance with TDHCA:
Recommendation: N/A  Bond Amount: $0

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Southeast corner of Kilpatrick and Donaho</th>
<th>Development #:</th>
<th>05029</th>
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<tbody>
<tr>
<td>City:</td>
<td>Cleburne</td>
<td>Region:</td>
<td>3</td>
</tr>
<tr>
<td>County:</td>
<td>Johnson</td>
<td>Population Served:</td>
<td>Family</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>76031</td>
<td>Allocation:</td>
<td>Urban/Exurban</td>
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</table>

<table>
<thead>
<tr>
<th>HTC Set Asides:</th>
<th>□ At-Risk</th>
<th>□ Nonprofit</th>
<th>□ USDA</th>
<th>HTC Purpose/Activity:</th>
<th>NC</th>
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<tbody>
<tr>
<td>HOME Set Asides:</td>
<td>□ CHDO</td>
<td>□ Preservation</td>
<td>□ General</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Bond Issuer: | N/A |

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

## OWNER AND DEVELOPMENT TEAM

<table>
<thead>
<tr>
<th>Owner:</th>
<th>LHD Cimarron Springs, LP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer:</td>
<td>LH Development, LP</td>
</tr>
<tr>
<td>Housing General Contractor:</td>
<td>N/A</td>
</tr>
<tr>
<td>Architect:</td>
<td>Cross Architects, PLLC</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>Mark Temple Real Estate Services</td>
</tr>
<tr>
<td>Syndicator:</td>
<td>Related Capital</td>
</tr>
<tr>
<td>Supportive Services:</td>
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<tr>
<td>Consultant:</td>
<td>Watermark Consulting</td>
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</table>

## UNIT/BUILDING INFORMATION

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<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>149</td>
<td>0</td>
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</table>

<table>
<thead>
<tr>
<th>Type of Building:</th>
<th>5 units or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Residential Buildings:</td>
<td>11</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Restricted Units:</th>
<th>149</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate Units:</td>
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<td>Owner/Employee Units:</td>
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<tr>
<td>Total Development Units:</td>
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<tr>
<td>Total Development Cost:</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<tr>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
GUIDE: “O” = Oppose, “S” = Support, “N” = Neutral, “NC” or Blank = No comment

State/Federal Officials with Jurisdiction:
- TX Senator: Averitt, District 22, S, Points: 7, US Representative: Edwards, District 17, NC
- TX Representative: Orr, District 58, S, Points: 7, US Senator: NC

Local Officials and Other Public Officials:
- Mayor/Judge: John Warren, Mayor Pro-Tem, 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. Note that ineligible letters received a score of 12.

East Cleburne Brotherhood, Charles Fuller
- Letter Score: 24, S or O: S
  - This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the city of Cleburne is growing; it needs safe housing; it needs clean housing; it needs affordable housing; and the location selected is the best choice for the apartment complex.

General Summary of Comment:
Senator Averitt and Representative Orr expressed their support for the Development as one that will provide assistance in an area where current resources are limited. Local officials and citizens expressed their support for the Development as a much needed addition to the district.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**Recommendation by the Executive Award and Review Advisory Committee is Based on:**

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Score</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Meeting a Required Set-Aside</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Recommendation: The application has a tied score with 05095 and loses the tie. Therefore, it is not recommended for an award.

**Meeting a Required Set-Aside**

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Loan Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME Loan:</td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td>$0</td>
</tr>
<tr>
<td>Housing Tax Credits with Bond Issuance:</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>$0</td>
</tr>
</tbody>
</table>

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
**Development Information, Public Input and Board Summary**

**Saddlewood Springs Apartments, TDHCA Number 05031**

### BASIC DEVELOPMENT INFORMATION

| Site Address: | 1300 N. Misty Meadows Dr. | Development #: | 05031 |
| City: | Granbury | Region: | 3 |
| County: | Hood | Zip Code: | 76031 |
| HTC Set Asides: | At-Risk, Nonprofit, USDA | HTC Purpose/Activity: | NC |
| HOME Set Asides: | CHDO, Preservation, General |
| Bond Issuer: | N/A |

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** LHD Saddlewood Springs, LP
- **Developer:** LH Development, LP
- **Housing General Contractor:** N/A
- **Architect:** Cross Architects, PLLC
- **Market Analyst:** Mark Temple Real Estate Services
- **Syndicator:** Related Capital
- **Supportive Services:** N/A
- **Consultant:** Watermark Consulting, Inc.

### UNIT BUILDING INFORMATION

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<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 76</th>
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<td>8</td>
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<td>Number of Residential Buildings: 5</td>
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**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>Housing Trust Fund Loan Amount:</td>
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<td>$0</td>
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<td>0</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<td>$0</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
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<td>0</td>
</tr>
</tbody>
</table>
Development Information, Public Input and Board Summary
Saddlewood Springs Apartments, TDHCA Number 05031

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

| TX Senator: Averitt, District 22 | NC | Points: 0 | US Representative: Edwards, District 17, NC | Points: 7 |
| TX Representative: Keffer, District 60 | S | 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Representative Keffer expressed his support for the Development as consistent with the City of Granbury's plan to meet the housing needs of the citizens.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
## Development Information, Public Input and Board Summary

Saddlewood Springs Apartments, TDHCA Number 05031

| Recommendation by the Executive Award and Review Advisory Committee is Based On: |
|---------------------------------|---------------------------------|---------------------------------|
| 9% HTC Competitive Cycle:       | Score: 142                      | Credit Amount:*                 |
| Meeting a Required Set-Aside    |                                 | $0                              |
| Recommendation:                | Not Recommended: Does not have  | Loan Amount: $0                  |
|                                | a competitive enough score      |                                 |
|                                | within its allocation type      |                                 |
|                                | within its region.              |                                 |
| HOME Loan:                     |                                 |                                 |
| Recommendation:                | N/A                             |                                 |
| Housing Trust Fund Loan:       |                                 |                                 |
| Recommendation:                | N/A                             |                                 |
| 4% Housing Tax Credits with Bond Issuance: |                 |                                 |
| Recommendation:                | N/A                             |                                 |
| Private Activity Bond Issuance with TDHCA: |                   |                                 |
| Recommendation:                | N/A                             |                                 |

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### BASIC DEVELOPMENT INFORMATION

| Site Address: | Scattered Sites in East town Section of Orange |
| City: | Orange |
| County: | Orange |
| Zip Code: | 77631 |
| Total Development Units: | 36 |
| Development #: | 05032 |
| Region: | 5 |
| Population Served: | Family |
| HTC Set Asides: | Nonprofit |
| HOME Set Asides: | N/A |
| Bond Issuer: | N/A |

**HTC Purpose/Activity:**
- NC = New Construction
- ACQ = Acquisition
- R = Rehabilitation
- NC/ACQ = New Construction and Acquisition
- NC/R = New Construction and Rehabilitation
- ACQ/R = Acquisition and Rehabilitation

**FUNDING INFORMATION**

| Housing Tax Credits: | $436,690 |
| Housing Trust Fund Loan Amount: | $0 |
| HOME Fund Loan Amount: | $0 |
| Bond Allocation Amount: | $0 |

**Other Information:**
- Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:

TX Senator: Williams, District 4  S  Points: 7  US Representative: Brady, District 8, S
TX Representative: Deshotel, District 22  S  Points: 7  US Senator:  NC

Local Officials and Other Public Officials:

Mayor/Judge: William Brown Claybar, Mayor, S  Resolution of Support from Local Government  □
Mike Hamilton, State Representative District 19, S  Sam Kittrell, City Manager, S
Carl K. Thibodeaux, Orange County Judge, S

Individuals/Businesses:

In Support: 1  In Opposition: 0

Points: 7  Points: 7

State/Federal Officials with Jurisdiction:

S  S

Williams, District 4  Brady, District 8, S

Local Officials and Other Public Officials:

Resolution of Support from Local Government  □

General Summary of Comment:

Congressman Brady expressed his support for the Development as one providing high-demand housing. Senator Williams expressed his support for the Development as one that will help address a need for affordable, moderate income housing for families who may not otherwise be able to afford it. Representative Deshotel expressed his support for the Development as helping to build a better Orange. Representative Hamilton expressed his support of the Development as a help to low-income families in desperate need of affordable housing. Local officials expressed their support as the Development will establish positive and productive neighborhoods that will promote positive growth and pride.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**Development Information, Public Input and Board Summary**  
**Pineywoods Orange Development, TDHCA Number 05032**

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

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount*</th>
<th>Loan Amount</th>
<th>Bond Amount</th>
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</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
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<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td></td>
<td>N/A</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td></td>
<td>N/A</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td>N/A</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
# Development Information, Public Input and Board Summary

## Waterford Parkplace, TDHCA Number 05033

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>1400 North Eastman Rd.</td>
</tr>
<tr>
<td>City</td>
<td>Longview</td>
</tr>
<tr>
<td>Region</td>
<td>4</td>
</tr>
<tr>
<td>Population Served</td>
<td>Family</td>
</tr>
<tr>
<td>County</td>
<td>Gregg</td>
</tr>
<tr>
<td>Zip Code</td>
<td>75601</td>
</tr>
<tr>
<td>Allocation</td>
<td>Urban/Exurban</td>
</tr>
<tr>
<td>HTC Set Asides</td>
<td>At-Risk, Nonprofit</td>
</tr>
<tr>
<td>HOME Set Asides</td>
<td>CHDO</td>
</tr>
<tr>
<td>HTC Purpose/Activity</td>
<td>NC</td>
</tr>
<tr>
<td>Developer</td>
<td>Pineywoods Longview HOME Team, Ltd.</td>
</tr>
<tr>
<td>Housing General Contractor</td>
<td>Moore Building Associated, LLP</td>
</tr>
<tr>
<td>Architect</td>
<td>Camp Design Group</td>
</tr>
<tr>
<td>Market Analyst</td>
<td>Mark Temple Real Estate Services</td>
</tr>
<tr>
<td>Syndicator</td>
<td>SunAmerica Affordable Housing Partners, Inc.</td>
</tr>
<tr>
<td>Supportive Services</td>
<td>Pineywoods HOME Team Affordable Housing, Inc.</td>
</tr>
<tr>
<td>Consultant</td>
<td>N/A</td>
</tr>
<tr>
<td>Total Restricted Units</td>
<td>150</td>
</tr>
<tr>
<td>Total Development Units</td>
<td>156</td>
</tr>
<tr>
<td>Total Development Cost</td>
<td>$0</td>
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</table>

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Pineywoods Longview HOME Team, Ltd.
- **Developer:** Pineywoods HOME Team Affordable Housing, Inc.
- **Housing General Contractor:** Moore Building Associated, LLP
- **Architect:** Camp Design Group
- **Market Analyst:** Mark Temple Real Estate Services
- **Syndicator:** SunAmerica Affordable Housing Partners, Inc.
- **Supportive Services:** Pineywoods HOME Team Affordable Housing, Inc.
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION

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<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
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</thead>
<tbody>
<tr>
<td>16</td>
<td>0</td>
<td>3</td>
<td>137</td>
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</tbody>
</table>

- **Type of Building:** Detached Residence/Townhome
- **Number of Residential Buildings:** 51
- **Total Restricted Units:** 150
- **Market Rate Units:** 6
- **Owner/Employee Units:** 0
- **Total Development Units:** 156
- **Total Development Cost:** $0

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Item</th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
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<td>HOME Fund Loan Amount</td>
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<td>0</td>
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<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
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<td>0</td>
<td>0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Waterford Parkplace, TDHCA Number 05033
Development Information, Public Input and Board Summary
Waterford Parkplace, TDHCA Number 05033

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

- **TX Senator:** Eltife, District 1 [S] Points: 7
- **US Representative:** Gohmert, District 1, NC [S]
- **TX Representative:** Merritt, District 7 [S] Points: 7
- **US Senator:** NC

Local Officials and Other Public Officials:

- **Mayor:** Daryl Williams, Mayor, S
- **Resolution of Support from Local Government:**
- **Council Member:** Dr. Andy Mack, Council Member District 4, S
- **County Judge:** Bill Stoudt, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Congressman Brady expressed his support for the Development as one providing high-demand housing. Senator Eltife expressed his support for the Development. Representative Merritt expressed his support for the Developments as necessary to meet the increasing demands and needs of residents in search of affordable housing. Local officials expressed their support as welcome to address a continuing housing shortage.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of 15 vouchers from the City of Longview Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>9% HTC Competitive Cycle:</th>
<th>Score: 170</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>$0</th>
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Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>HOME Loan:</th>
<th>Loan Amount:</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Recommendation</th>
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<tbody>
<tr>
<td>Recommendation:</td>
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<table>
<thead>
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<tbody>
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<table>
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<tr>
<th>Recommendation</th>
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<tbody>
<tr>
<td>Recommendation:</td>
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<td></td>
<td></td>
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</tbody>
</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

The Gardens of Taylor, LP, TDHCA Number 05034

BASIC DEVELOPMENT INFORMATION

Site Address: 317 Sloan St.  
Development #: 05034  
City: Taylor  
Region: 7  
Population Served: Elderly  
County: Williamson  
Zip Code: 76574  
Allocation: Rural  
HTC Set Asides: □ At-Risk □ Nonprofit □ USDA  
HTC Purpose/Activity: NC  
HOME Set Asides: □ CHDO □ Preservation □ General  
Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, 
NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: Continental Realty, Inc.  
George D. Hopper - Phone: (785) 266-6133

Developer: Continental Realty, Inc.

Housing General Contractor: Continental Construction of Kansas, Inc.

Architect: Dennis A. Haugh, AIA-Architect, Hedeen Architect

Market Analyst: Apartment Market Data Research Service

Syndicator: Boston Capital Holdings, LLC

Supportive Services: N/A

Consultant: N/A

UNIT/BUILDING INFORMATION

30% 40% 50% 60%  
4 0 0 32  
Type of Building: Duplex/Triplex

Number of Residential Buildings: 15

Total Restricted Units: 36  
Market Rate Units: 0  
Owner/Employee Units: 0

Total Development Units: 36  
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<td>HOME Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
The Gardens of Taylor, LP, TDHCA Number 05034

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

| TX Senator: Ogden, District 5 | S | Points: 7 | US Representative: Carter, District 31, NC |
| TX Representative: Krusee, District 52 | S | Points: 7 | US Senator: NC |

Local Officials and Other Public Officials:

| Mayor/Judge: NC | Resolution of Support from Local Government: ☑ |
| Juan "Chuy" Hinojosa, State Senator, District 20, S |
| Abel Herrero, State Representative, District 34, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Ogden expressed his support for the Development. Representative Krusee expressed his support of the Development as one that will provide much needed affordable housing for the City of Taylor.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
Development Information, Public Input and Board Summary
The Gardens of Taylor, LP, TDHCA Number 05034

<table>
<thead>
<tr>
<th>Recommendation by the Executive Award and Review Advisory Committee is Based On:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>9% HTC Competitive Cycle:</strong> 165</td>
</tr>
<tr>
<td>Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>HOME Loan:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
</tbody>
</table>

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# Development Information, Public Input and Board Summary

**The Gardens of Acton, TDHCA Number 05035**

## BASIC DEVELOPMENT INFORMATION

- **Site Address:** Main Street, Acton
- **City:** Granbury
- **Region:** 3
- **County:** Hood
- **Total Development Units:** 36
- **Zip Code:** 76528
- **Allocation:** Rural
- **HTC Purpose/Activity:** NC
- **Owner:** Continental Realty, Inc.
- **Developer:** Continental Real Estate, Inc.
- **Housing General Contractor:** Continental Construction of Kansas, Inc.
- **Architect:** Dennis A. Haugh, AIA-Architect
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Boston Capital Holdings, LLC
- **Supportive Services:** N/A
- **Consultant:** N/A

## HOME Set Asides:

<table>
<thead>
<tr>
<th>CHDO</th>
<th>Preservation</th>
<th>General</th>
</tr>
</thead>
</table>

## HTC Set Asides:

- **Population Served:** Elderly
- **Region:** 3
- **HTC Purpose/Activity:** NC
- **At-Risk**
- **Nonprofit**
- **USDA**
- **Elderly**

## UNIT BUILDING INFORMATION

- **Total Restricted Units:** 36
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Number of Residential Buildings:** 15
- **Type of Building:** Duplex/Triplex
- **Total Development Units:** 36
- **Total Development Cost:** 0

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
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<tr>
<td>HOME Fund Loan Amount</td>
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<td>Bond Allocation Amount</td>
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<td>0</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION

Development Information, Public Input and Board Summary
The Gardens of Acton, TDHCA Number 05035

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

State/Federal Officials with Jurisdiction:
TX Senator: Averitt, District 22  S Points: 7  US Representative: Edwards, District 17, NC
TX Representative: Keffer, District 60  S Points: 7  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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Averitt expressed his support for the Development as one that will ensure that senior citizens' housing needs are addressed. Representative Keffer expressed his support for the Development as one that will provide high quality, sage and affordable housing. One local official expressed his support as a benefit and a welcome addition to the community.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
Recommendation by the Executive Award and Review Advisory Committee is based on:

- 9% HTC Competitive Cycle:  ✔ Score: 164  □ Meeting a Required Set-Aside  Credit Amount:* $0
- Recommendation:  Not Recommended: Does not have a competitive enough score within its allocation type within its region.

<table>
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<th>Loan Amount</th>
<th>Credit Amount</th>
</tr>
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<tbody>
<tr>
<td>HOME Loan</td>
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<tr>
<td>Housing Trust Fund Loan</td>
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<td>$0</td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**Basic Development Information**

- **Site Address:** 107 W. Williams Dr.
- **City:** Burkburnett
- **Region:** 2
- **Population Served:** Elderly
- **County:** Wichita
- **Zip Code:** 76354
- **Allocation:** Rural
- **HTC Set Asides:** □ At-Risk □ Nonprofit □ USDA □ Elderly
- **HTC Purpose/Activity:** NC
- **Owner:** Continental Realty, Inc.
- **Developer:** Continental Real Estate, Inc.
- **Housing General Contractor:** Continental Construction of Kansas, Inc.
- **Architect:** Dennis A. Haugh, AIA-Architect
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Boston Capital Holdings, LLC
- **Supportive Services:** N/A
- **Consultant:** N/A

**Unit/Building Information**

- **Type of Building:** Duplex/Triplex
- **Number of Residential Buildings:** 15
- **Total Restricted Units:** 36
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 36
- **Total Development Cost:** $0

**Funding Information**

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
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<tr>
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<td>Bond Allocation Amount</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Gardens of Burkburnett LP, TDHCA Number 05036

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:
TX Senator:  Estes, District 30  S  Points:  7  US Representative: Thornberry, District 13, NC
TX Representative:  Farabee, District 69  S  Points:  7  US Senator:  NC

Local Officials and Other Public Officials:
Mayor/Judge:  Bill Vincent, Mayor, S
William Presson, Commissioner Precinct 4, S
Pat Norriss, Commissioner Precinct 2, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Estes expressed his support for the Development as one that will address the housing needs of the City of Burkburnett. Representative Farabee expressed his support for the Development as one which will serve a vital purpose for active senior citizens below the median family income. Local officials express their support of the Development as an asset to the community's housing inventory.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
### Recommendation by the Executive Award and Review Advisory Committee

| Recommendation by the Executive Award and Review Advisory Committee is Based On: |
|---|---|---|---|
| 9% HTC Competitive Cycle: | Score: **165** | Meeting a Required Set-Aside | Credit Amount:* $0 |
| Recommendation: | Not Recommended: Does not have a competitive enough score within its allocation type within its region. |

<table>
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<tr>
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<tr>
<td>Recommendation:</td>
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</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>Credit Amount:</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>Bond Amount:</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Development #</th>
<th>05037</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>207 W. Center Street</td>
</tr>
<tr>
<td>City</td>
<td>White Oak</td>
</tr>
<tr>
<td>County</td>
<td>Gregg</td>
</tr>
<tr>
<td>Zip Code</td>
<td>75693</td>
</tr>
<tr>
<td>Population Served</td>
<td>Elderly</td>
</tr>
<tr>
<td>Region</td>
<td>4</td>
</tr>
<tr>
<td>HTC Purpose/Activity</td>
<td>NC</td>
</tr>
<tr>
<td>HTC Set Asides</td>
<td>At-Risk Nonprofit USDA</td>
</tr>
<tr>
<td>HOME Set Asides</td>
<td>CHDO Preservation General</td>
</tr>
<tr>
<td>Bond Issuer</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**OWNER AND DEVELOPMENT TEAM**

- **Owner**: Continental Realty, Inc
- **Developer**: Continental Real Estate, Inc.
- **Housing General Contractor**: Continental Construction of Kansas, Inc.
- **Architect**: Dennis A. Haugh, AIA-Architect
- **Market Analyst**: Apartment Market Data Research Service
- **Syndicator**: Boston Capital Holdings, LLC
- **Supportive Services**: N/A
- **Consultant**: N/A

**UNIT/BUILDING INFORMATION**

- **Total Restricted Units**: 36
- **Market Rate Units**: 0
- **Owner/Employee Units**: 0
- **Total Development Units**: 36
- **Total Development Cost**: $0

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits</td>
<td>$277,794</td>
<td>$0</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Gardens of White Oak LP, TDHCA Number 05037

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:

TX Senator: Eliffe, District 1  S  Points: 7  US Representative: Gohmert, District 1, NC
TX Representative: Merritt, District 7  S  Points: 7  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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Eliffe expressed his support for the Development. Representative Merritt expressed his support for the Developments as necessary to meet the increasing demands and needs of residents in search of affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of White Oak in the amount of at least $36,036 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
<th>Meeting a Required Set-Aside</th>
<th>Score:</th>
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</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>$0</td>
<td>$0</td>
<td>Yes</td>
<td>172</td>
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<tr>
<td>HOME Loan</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan</td>
<td>$0</td>
<td>$0</td>
<td>Yes</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>$0</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## BASIC DEVELOPMENT INFORMATION

- **Development #:** 05038
- **Site Address:** 801 South 2nd St.
- **City:** Mabank
- **Region:**  3
- **Population Served:** Elderly
- **County:** Kaufman
- **Zip Code:** 75147
- **Allocation:** Rural
- **HTC Set Asides:**
  - At-Risk
  - Nonprofit
  - USDA
- **HTC Purpose/Activity:** NC
- **HOME Set Asides:**
  - CHDO
- **Owner:** Continental Realty, Inc.
- **George D. Hopper - Phone:** (785) 266-6133
- **Developer:** Continental Real Estate, Inc.
- **Housing General Contractor:** Continental Construction of Kansas, Inc.
- **Architect:** Dennis A. Haugh, AIA-Architect
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Boston Capital Holdings LLC
- **Supportive Services:** N/A
- **Consultant:** N/A

## UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>0</td>
<td>0</td>
<td>32</td>
</tr>
</tbody>
</table>

- **Type of Building:** Duplex/Triplex
- **Number of Residential Buildings:** 15
- **Total Restricted Units:** 36
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 36
- **Total Development Cost:** $0

### Note:
Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits: $280,540</td>
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<tr>
<td>HOME Fund Loan Amount: $0</td>
<td>$0</td>
<td>0</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
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</table>
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Gardens of Mabank LP, TDHCA Number 05038

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Deuell, District 2  S Points: 7   US Representative: Brown, District 4  S Points: 7
US Representative: Brown, District 5, NC

Local Officials and Other Public Officials:
Mayor/Judge: Larry Teague, Mayor, S  Resolution of Support from Local Government
Jeff Norman, City Councilman, S  Wayne McDonald, City Councilman, S
Tim Johnson, City Councilman, S  Judy Junell, City Councilperson, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Deuell expressed his support for the Development as one that will provide area seniors the opportunity to reside in decent, safe and affordable housing. Representative Brown expressed her support for the Development as "a viable option for area seniors. Local officials expressed their support of the Development as much needed senior affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

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<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
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<td>$0</td>
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<tr>
<td>Meeting a Required Set-Aside</td>
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<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

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**Development Information, Public Input and Board Summary**

**The Gardens of Tye, TDHCA Number 05039**

### Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City</th>
<th>Region</th>
<th>Population Served</th>
<th>County</th>
<th>Total Development Units</th>
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<tr>
<td>478 Scott St.</td>
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<td>Tye</td>
<td>2</td>
<td>Elderly</td>
<td>Taylor</td>
<td>36</td>
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</table>

**Owner and Development Team**

- **Owner:** Continental Realty, Inc.  
  George D. Hopper - Phone: (785) 266-6133
- **Developer:** Continental Real Estate, Inc.
- **Housing General Contractor:** Continental Construction of Kansas, Inc.
- **Architect:** Dennis A. Haugh, AIA-Architect
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Boston Capital Holdings, LLC
- **Supportive Services:** N/A
- **Consultant:** N/A

### Unit/Building Information

- **HTC Set Asides:**  
  - At-Risk
  - Nonprofit
  - USDA
  - HTC Purpose/Activity: NC

- **HOME Set Asides:**  
  - CHDO
  - Preservation
  - General

- **Bond Issuer:** N/A

**HTC Purpose/Activity:** NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

<table>
<thead>
<tr>
<th>Type of Building:</th>
<th>Total Restricted Units:</th>
<th>Market Rate Units:</th>
<th>Owner/Employee Units:</th>
<th>Total Development Units:</th>
<th>Total Development Cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duplex/Triplex</td>
<td>36</td>
<td>0</td>
<td>0</td>
<td>36</td>
<td>$0</td>
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</table>

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### Funding Information

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits</td>
<td>$277,794</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount</td>
<td>$0</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
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<td>$0</td>
<td>0</td>
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<td>0</td>
</tr>
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</table>

6/20/2005 11:30 AM
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 174 ☐ Meeting a Required Set-Aside Credit Amount:* $0

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

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA: Bond Amount: $0
Recommendation: N/A

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MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Gardens of Gatesville LP, TDHCA Number 05040

**BASIC DEVELOPMENT INFORMATION**

<table>
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<td>Site Address</td>
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<td>City</td>
<td>Gatesville</td>
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<td>Region</td>
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<tr>
<td>Population Served</td>
<td>Elderly</td>
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<td>County</td>
<td>Coryell</td>
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<tr>
<td>Zip Code</td>
<td>76528</td>
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<td>Allocation</td>
<td>Rural</td>
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<td>HTC Set Asides</td>
<td>At-Risk</td>
</tr>
<tr>
<td>HOME Set Asides</td>
<td>CHDO</td>
</tr>
<tr>
<td>Bond Issuer</td>
<td>N/A</td>
</tr>
</tbody>
</table>

HTC Purpose/Activity: NC = New Construction, ACQ = Acquisition, R = Rehabilitation, NC/ACQ = New Construction and Acquisition, NC/R = New Construction and Rehabilitation, ACQ/R = Acquisition and Rehabilitation

**OWNER AND DEVELOPMENT TEAM**

- Owner: Gardens of Gatesville, LP
  - George D. Hopper - Phone: (785) 266-6133
- Developer: Continental Real Estate, Inc.
- Housing General Contractor: Continental Construction of Kansas, Inc.
- Architect: Dennis A. Haugh, AIA-Architect
- Market Analyst: Apartment Market Data Research Service
- Syndicator: Boston Capital Holdings, LLC
- Supportive Services: N/A
- Consultant: N/A

**UNIT/BUILDING INFORMATION**

<table>
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<tr>
<th>30%</th>
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<th>50%</th>
<th>60%</th>
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<tr>
<td>4</td>
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<td>0</td>
<td>32</td>
<td></td>
</tr>
<tr>
<td>Type of Building:</td>
<td>Duplex/Triplex</td>
<td>Owner/Employee Units: 0</td>
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<td></td>
</tr>
<tr>
<td>Number of Residential Buildings:</td>
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<tr>
<td>Total Development Units: 36</td>
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<td>Total Development Cost: $0</td>
<td></td>
<td></td>
<td></td>
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</tr>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Field</th>
<th>Applicant Request</th>
<th>Department Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$278,454</td>
<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
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<td>HOME Fund Loan Amount:</td>
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<td>$0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Averitt expressed his support for the Development as one which will provide assistance in an area where current resources are limited. Representative Miller expressed his support for the Development as one that will provide high quality, safe, and affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Gatesville in the amount of at least $36,036 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
### Development Information, Public Input and Board Summary

**Gardens of Gatesville LP, TDHCA Number 05040**

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

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>Not Recommended</td>
<td></td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>HOME Loan</td>
<td>N/A</td>
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<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

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## Development Information, Public Input and Board Summary

San Diego Creek Apartments, TDHCA Number 05041

### BASIC DEVELOPMENT INFORMATION

| Site Address: | 1499 Easterling Dr. |
| City: | Alice |
| County: | Jim Wells |
| Zip Code: | 78332 |
| Development #: | 05041 |
| Region: | 10 |
| Population Served: | Family |
| Owner: | San Diego Creek Apartments, Ltd. |
| Developer: | Brownstone Affordable Housing, Ltd. |
| Architect: | Brownstone Architects & Planners, Inc. |
| Market Analyst: | Mark Temple Real Estate Services |
| Syndicator: | MMA Financial, LLC |
| Supportive Services: | N/A |
| Consultant: | Leslie Holleman & Associates, Inc. |

### UNIT BUILDING INFORMATION

- **HTC Set Asides:**
  - [ ] At-Risk
  - [ ] Nonprofit
  - [ ] USDA
  - HTC Purpose/Activity: NC

- **HOME Set Asides:**
  - [ ] CHDO
  - [ ] Preservation
  - [ ] General

- **Bond Issuer:** N/A

- **Type of Building:** 5 units or more
- **Number of Residential Buildings:** 6
- **Total Restricted Units:** 72
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 72
- **Total Development Cost:** $0

*Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.*

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>Housing Trust Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
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</table>

**HTC Purpose/Activity:** NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation
MULTIFAMILY FINANCE PRODUCTION DIVISION

Development Information, Public Input and Board Summary
San Diego Creek Apartments, TDHCA Number 05041

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Hinojosa, District 20  S  Points: 7  US Representative: Hinojosa, District 15, NC
TX Representative: Gonzalez Toureilles, District  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Grace Saenz-Lopez, Mayor, S
Abraham Aguilar, City Council Member, S
Michael Esparza, City Council Member, S
Dorella V. Elizondo, Council Member, S
Reymundo S. Garcia, Council Member, 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. Note that ineligible letters received a score of 12.

Alice Northwest Neighborhood Alliance, Cheryl Brown
Letter Score: 24  S or O: S
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the city needs affordable housing; the area has been declared a revitalization area and the proposal would improve a vacant site that has been used for illegal dumping; the development will improve the aesthetics of the surrounding area thereby potentially triggering economic development; the development includes units for persons with disabilities; and the family development will bring in students for the newly built Alice ISD elementary school.

General Summary of Comment:
Senator Hinojosa expressed his support for the Development as one that will address the affordable housing needs of the community. Representative Toureilles expressed her support for the Development as one that will provide affordable housing and needed social services. Local officials expressed their support of the Development as one answer to the existing housing problem in Alice.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of seven (7) vouchers from the City of Alice Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

6/20/2005 11:30 AM
<table>
<thead>
<tr>
<th>Recommendation by the Executive Award and Review Advisory Committee is based on:</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle: <strong>Score: 183</strong></td>
</tr>
<tr>
<td>Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>HOME Loan:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>Loan Amount: $0</td>
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<tr>
<td>Housing Trust Fund Loan:</td>
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<tr>
<td>Recommendation: N/A</td>
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<tr>
<td>Loan Amount: $0</td>
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<td>4% Housing Tax Credits with Bond Issuance:</td>
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<tr>
<td>Recommendation: N/A</td>
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<tr>
<td>Credit Amount: $0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
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<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>Bond Amount: $0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 2914 Roosevelt Ave.
- **City:** San Antonio
- **Owner/Employee Units:** 0
- **HTC Purpose/Activity:** ACQ/R
- **Owner:** AIMCO Equity Services, Inc.
- **HTC Set Asides:**
  - At-Risk: Yes
  - Nonprofit: No
  - USDA: No
- **HOME Set Asides:**
  - CHDO: No
  - Preservation: No
  - General: No
- **Developer:** AIMCO Equity Services, Inc.
- **Owner/Employee Units:** 0
- **Supportive Services:** Texas Interfaith
- **Consultant:** N/A
- **Region:** 9
- **Population Served:** Family
- **Allocation:** Urban/Exurban
- **Total Development Units:** 220
- **Total Restricted Units:** 220
- **Total Development Cost:** $0
- **HTC Set Asides:**
  - Population Served:
    - At-Risk
    - Nonprofit
    - USDA
- **HOME Set Asides:**
  - CHDO
  - Preservation
  - General
- **HTC Purpose/Activity:**
  - NC = New Construction
  - ACQ = Acquisition
  - R = Rehabilitation
  - NC/ACQ = New Construction and Acquisition
  - NC/R = New Construction and Rehabilitation
  - ACQ/R = Acquisition and Rehabilitation

### UNIT/BUILDING INFORMATION

- **Type of Building:** 5 units or more
- **Number of Residential Buildings:** 20
- **Total Restricted Units:** 220
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 220
- **Total Development Cost:** $0

### FUNDING INFORMATION

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<tr>
<th>Funding Source</th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<td>$0</td>
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<tr>
<td>HOME Fund Loan Amount</td>
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<td>0</td>
<td>0</td>
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<td>Bond Allocation Amount</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
San Jose Apartments, TDHCA Number 05043

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19  S  Points:  7  US Representative:Cuellar, District 28, NC
TX Representative: Puente, District 119  S  Points:  7  US Senator:  NC

Local Officials and Other Public Officials:
Mayor/Judge:  NC
Ron H. Segovia, Councilman, District 3, 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. Note that ineligible letters received a score of 12.

Mission San Jose Neighborhood Association, Armando Cortez  Letter Score:  12  S or O:  S

This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the rehabilitation of the property will extend the affordability period thereby ensuring the long-term availability of affordable housing in San Antonio; the scope of the rehabilitation will greatly improve the quality of life for the existing tenants; the rehabilitation will benefit the property and the residents as part of the city’s Historic River Improvement Overlay District and will encourage economic investment; and the rehabilitation will complement the Mission Trails Enhancement project.

General Summary of Comment:

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 155 ☑ Meeting a Required Set-Aside  Credit Amount:* $0
Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.

HOME Loan:
Recommendation: N/A
Loan Amount: $0

Housing Trust Fund Loan:
Recommendation: N/A
Meeting a Required Set-Aside
Loan Amount: $0

4% Housing Tax Credits with Bond Issuance:
Recommendation: N/A
Credit Amount: $0

Private Activity Bond Issuance with TDHCA:
Recommendation: N/A
Bond Amount: $0

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**BASIC DEVELOPMENT INFORMATION**

<table>
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<tr>
<th>Site Address</th>
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<tr>
<td>City:</td>
<td>City:</td>
<td>The Woodlands</td>
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<td>County:</td>
<td>County:</td>
<td>Montgomery</td>
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<td>Zip Code:</td>
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**OWNER AND DEVELOPMENT TEAM**

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<thead>
<tr>
<th>Owner:</th>
<th>Developer:</th>
<th>AIMCO Equity Services, Inc.</th>
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<tr>
<td>Developer:</td>
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<tr>
<td>Housing General Contractor:</td>
<td>Gemstar Construction and Development, Inc.</td>
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<td>Market Analyst:</td>
<td>Apartment Market Data Research Service</td>
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<td>Syndicator:</td>
<td>AIMCO Capital Tax Credit Fund VII</td>
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<td>Supportive Services:</td>
<td>Texas Interfaith</td>
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<tr>
<td>Consultant:</td>
<td>N/A</td>
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**HTC Purpose/Activity:**
- NC=New Construction
- ACQ=Acquisition
- R=Rehabilitation
- NC/ACQ=New Construction and Acquisition
- NC/R=New Construction and Rehabilitation
- ACQ/R=Acquisition and Rehabilitation

**HOME Set Asides:**
- CHDO
- Preservation
- General

**FUNDING INFORMATION**

<table>
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<tr>
<th>Housing Tax Credits:</th>
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</table>

| Housing Trust Fund Loan Amount: | $0 |
| HOME Fund Loan Amount:          | $0 |
| Bond Allocation Amount:         | $0 |

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Williams, District 4   S  Points: 7  US Representative: Brady, District 8, NC
TX Representative: Eissler, District 15 S  Points: 7  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. Note that ineligible letters received a score of 12.

The Woodlands Community Association, Inc., Bruce Tough  Letter Score: 24  S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the property has already served the community for twenty years in providing affordable housing; the scope of the rehabilitation will greatly improve the quality of life for the existing tenants; the rehabilitation will benefit the property; and the proposal will extend the affordability period thereby ensuring the long-term availability of affordable housing for seniors in The Woodlands.

General Summary of Comment:

Senator Madla and Representative Puente expressed their support for the Development as providing high-quality, safe and affordable housing. One city official expressed his support for the Development as one that will address the needs of San Antonio.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

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<th>9% HTC Competitive Cycle:</th>
<th>Score: 163</th>
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**Recommendation:** Has a competitive score within the At-Risk Set-Aside.

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<tr>
<th>Private Activity Bond Issuance with TDHCA:</th>
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<tbody>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
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</tbody>
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* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005

Development Information, Public Input and Board Summary
Longview Senior Apartment Community, TDHCA Number 05051

BASIC DEVELOPMENT INFORMATION
Site Address: 1600 Block of East Whaley
City: Longview Region: 4 Population Served: Elderly
County: Gregg Zip Code: 75601 Allocation: Urban/Exurban
Development #: 05051

HTC Set Asides: □ At-Risk  □ Nonprofit  □ USDA  HTC Purpose/Activity: NC
HOME Set Asides: □ CHDO  □ Preservation  □ General
Bond Issuer: N/A

OWNER AND DEVELOPMENT TEAM
Owner: Longview Senior Community, LP
Brad Forslund - Phone: (972) 550-7800
Developer: Churchill Residential, Inc.
Housing General Contractor: ICI Construction, Inc.
Architect: GTF Design Associates
Syndicator: SunAmerica Affordable Housing Partners, Inc.
Supportive Services: LifeNet Community Behavioral Healthcare
Consultant: N/A

UNIT/BUILDING INFORMATION

<table>
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<th>Type of Building: 5 units or more</th>
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<tbody>
<tr>
<td>Number of Residential Buildings: 14</td>
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Total Restricted Units: 100
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 100
Total Development Cost: 0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<tr>
<td>HOME Fund Loan Amount:</td>
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</tr>
<tr>
<td>Bond Allocation Amount:</td>
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<td>$0</td>
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</table>

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

6/20/2005 11:30 AM
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Eltife, District 1  S  Points: 7  US Representative: Gohmert, District 1, NC
TX Representative: Merritt, District 7  S  Points: 7  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. Note that ineligible letters received a score of 12.

East Longview/Texas Street Crime Watch, Officer Don Sifrit
Letter Score: 24  S or O: S

This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the neighborhood is aging and the property will help meet the needs of elderly residents; the organization is always looking for residents to help participate in keeping the area safe and the seniors will be able to assist in this effort; the area has been targeted by the city for redevelopment; elderly housing will not increase the enrollment at the local schools; the architectural design is appropriate; the development will improve the tax base; and the new senior residents will increase retail sales.

General Summary of Comment:
Senator Eltife expressed his support for the Development. Representative Merritt expressed his support as necessary to meet the increasing demands and needs of residents in search of affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment for in-kind contributions from the City of Longview in the amount of at least $110,000, or a commitment for CDBG funds from the City of Longview for an amount if at least $105,000, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(1)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
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<th>Loan Type</th>
<th>Recommendation</th>
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</tr>
<tr>
<td>Housing Trust Fund Loan</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
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<td>$0</td>
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</tbody>
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*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
# Development Information, Public Input and Board Summary

**Essex Gardens Apartments, TDHCA Number 05053**

## BASIC DEVELOPMENT INFORMATION

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<tbody>
<tr>
<td>800 Columbus Rd.</td>
<td>05053</td>
<td>Sealy</td>
<td>6</td>
<td>Family</td>
<td>Austin</td>
<td>77474</td>
<td>Rural</td>
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</table>

<table>
<thead>
<tr>
<th>HTC Set Asides:</th>
<th>HOME Set Asides:</th>
<th>Bond Issuer:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ At-Risk</td>
<td>□ CHDO</td>
<td>N/A</td>
</tr>
<tr>
<td>□ Nonprofit</td>
<td>□ Preservation</td>
<td></td>
</tr>
<tr>
<td>□ USDA</td>
<td>□ General</td>
<td></td>
</tr>
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</table>

HTC Purpose/Activity: NC

Region: 6

**HTC Purpose/Activity:** NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

<table>
<thead>
<tr>
<th>HTC Purpose/Activity:</th>
<th>Development #:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NC</td>
<td>05053</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Building:</th>
<th>Number of Residential Buildings:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 units or more</td>
<td>6</td>
</tr>
</tbody>
</table>

Total Restricted Units: 76

Total Market Rate Units: 0

Owner: Essex Gardens Partners, LP

Brian Cogburn - Phone: (713) 626-7796

Developer: Hyperion Holdings, Inc.

Housing General Contractor: William Taylor & Co.

Architect: Thompson Nelson Group

Market Analyst: National Realty Consultants

Syndicator: MMA Financial, LLC

Supportive Services: Sealy Independent School District

Consultant: N/A

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Department Analysis</th>
<th>Applicant Request</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$489,443</td>
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<td>0</td>
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<td>Housing Trust Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
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<td>HOME Fund Loan Amount:</td>
<td>$0</td>
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<td>0</td>
<td>0</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Essex Gardens Apartments, TDHCA Number 05053

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Armbrister, District 18  S Points: 7  US Representative: McCaul, District 10, NC
TX Representative: Kolkhorst, District 13  S Points: 7  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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Armbrister expressed his support for the Development as affording a quality living environment for low income residents. Representative Kolkhorst expressed his support for the Development as a benefit to the community. The City of Sealy passed a resolution in support of the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the Sealy Development Authority in the amount of at least $77,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**Recomendation by the Executive Award and Review Advisory Committee is Based On:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle:  ✓ Score: 161</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan:</td>
<td>N/A</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td>N/A</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>N/A</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>N/A</td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescind based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Residences at Eastland, TDHCA Number 05054

BASIC DEVELOPMENT INFORMATION

Site Address: 5500 Eastland St.  Development #: 05054
City: Fort Worth  Region: 3  Population Served: Family
County: Tarrant  Zip Code: 76119  Allocation: Urban/Exurban
HTC Set Asides: □ At-Risk □ Nonprofit □ USDA  HTC Purpose/Activity: NC
HOME Set Asides: □ CHDO □ Preservation □ General
Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: FW-Eastland Housing Partners, Ltd.
Robert H. Voelker - Phone: (972) 745-0756
Developer: NuRock Development Group, Inc.
Housing General Contractor: NuRock Construction, LLC
Architect: GTF Design Associates
Syndicator: RC California Affordable Housing Partners, LLC
Supportive Services: NuRock Housing Foundation I, Inc.
Consultant: N/A

UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 151</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>0</td>
<td>0</td>
<td>142</td>
<td>Market Rate Units: 7</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Owner/Employee Units: 0</td>
</tr>
<tr>
<td>Type of Building: Townhome</td>
<td>Total Development Units: 158</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Number of Residential Buildings: 34 |
Total Development Cost: $0 |

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
<td>Housing Tax Credits: $1,200,000</td>
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<td>Housing Trust Fund Loan Amount: $0</td>
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<tr>
<td>HOME Fund Loan Amount: $0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>Bond Allocation Amount: $0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Residences at Eastland, TDHCA Number 05054

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Brimer, District 10 [S] Points: 7 US Representative: Burgess, District 26, NC [S]
TX Representative: Veasey, District 95 [S] Points: 7 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Donavan R. Wheatfall, Councilman, 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. Note that ineligible letters received a score of 12.

Eastland Estates Owner's Association, Tim Williams Letter Score: 12 S or O: S

While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the townhomes will serve as a gateway to the community; the townhome will replace an eyesore in the area; it is low density and therefore compatible with the community; it will promote revitalization efforts; it will meet the needs of young families and senior citizens to create a more vibrant community; and it will provide an after-school program.

General Summary of Comment:
Senator Brimer expressed his support for the Development as a win-win situation for the neighborhood and for potential new residents. Representative Veasey expressed his support for the Development as a community benefit which enjoys widespread community support. Local officials expressed their support for the Development as an economic boost to the community.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Fort Worth in the amount of at least $2,000,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
<table>
<thead>
<tr>
<th>Recommendation by the Executive Award and Review Advisory Committee is Based On:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle:  ✔  Score: 173  □  Meeting a Required Set-Aside  Credit Amount:* $0</td>
</tr>
<tr>
<td>Recommendation:  Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>HOME Loan:</td>
</tr>
<tr>
<td>Recommendation:  N/A</td>
</tr>
<tr>
<td>Loan Amount:  $0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
</tr>
<tr>
<td>Recommendation:  N/A</td>
</tr>
<tr>
<td>Loan Amount:  $0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
</tr>
<tr>
<td>Recommendation:  N/A</td>
</tr>
<tr>
<td>Credit Amount:  $0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
</tr>
<tr>
<td>Recommendation:  N/A</td>
</tr>
<tr>
<td>Bond Amount:  $0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City:</th>
<th>Region:</th>
<th>Population Served:</th>
<th>County:</th>
<th>Zip Code:</th>
<th>Allocation:</th>
<th>HTC Set Asides:</th>
<th>HOME Set Asides:</th>
<th>Bond Issuer:</th>
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<tbody>
<tr>
<td>Lancaster Rd. at E. Camp Wisdom Rd.</td>
<td>05057</td>
<td>Dallas</td>
<td>3</td>
<td>Family</td>
<td>Dallas</td>
<td>75241</td>
<td>Urban/Exurban</td>
<td>At-Risk</td>
<td>CHDO</td>
<td>N/A</td>
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</tbody>
</table>

**HTC Purpose/Activity:** NC = New Construction, ACQ = Acquisition, R = Rehabilitation, NC/ACQ = New Construction and Acquisition, NC/R = New Construction and Rehabilitation, ACQ/R = Acquisition and Rehabilitation

**OWNER AND DEVELOPMENT TEAM**

<table>
<thead>
<tr>
<th>Owner:</th>
<th>Developer:</th>
<th>Housing General Contractor:</th>
<th>Architect:</th>
<th>Market Analyst:</th>
<th>Syndicator:</th>
<th>Supportive Services:</th>
<th>Consultant:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lone Star State Housing 3, LP</td>
<td>Finlay Development, LLC</td>
<td>Housing Construction, LLC</td>
<td>Parker &amp; Associates</td>
<td>Apartment Market Data Research Service</td>
<td>Simpson Housing Solutions, LLC</td>
<td>Texas Inter-Faith Management Corporation</td>
<td>Michael Hartman</td>
</tr>
</tbody>
</table>

**UNIT BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
<th>Market Rate Units:</th>
<th>Owner/Employee Units:</th>
<th>Total Development Units:</th>
<th>Total Development Cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>0</td>
<td>111</td>
<td>28</td>
<td>144</td>
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<td>144</td>
<td>$0</td>
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**FUNDING INFORMATION**

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<thead>
<tr>
<th>Housing Tax Credits:</th>
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<th>Amort</th>
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<th>Rate</th>
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<tr>
<td>$992,971</td>
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<td>0</td>
<td>0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
CityParc at Runyon Springs, TDHCA Number 05057

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: West, District 23 O Points: 0 US Representative: Johnson, District 30, NC
TX Representative: Giddings, District 109 S 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Representative Giddings expressed her support for the Development as very important to the community.

Senator West expressed his opposition to the Development due to its proximity to the University of North Texas at Dallas and the developers failure to collaborate with the University.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Dallas in the amount of at least $88,796 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
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<tr>
<th>Score: 147</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>Bond Amount:</th>
<th>Loan Amount:</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle:</td>
<td>☑</td>
<td></td>
<td>$0</td>
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</tr>
<tr>
<td>HOME Loan:</td>
<td></td>
<td>Loan Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation: N/A</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
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<td>Loan Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation: N/A</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td></td>
<td>Credit Amount:</td>
<td>$0</td>
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</tr>
<tr>
<td>Recommendation: N/A</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
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<td>Bond Amount:</td>
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<tr>
<td>Recommendation: N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
June 27, 2005  
Development Information, Public Input and Board Summary  
Green Briar Village Apartments, TDHCA Number 05058

### BASIC DEVELOPMENT INFORMATION

| Site Address: | 601 Airport Dr. | Development #: | 05058 |
| City: | Wichita Falls | Population Served: | Family |
| County: | Wichita | Allocation: | Urban/Exurban |
| Zip Code: | 76306 |
| HTC Set Asides: |  | HTC Purpose/Activity: | NC |
| HOME Set Asides: |  | |
| Bond Issuer: | N/A |

### OWNER AND DEVELOPMENT TEAM

- **Owner:** SWHP Wichita Falls, LP  
- **Developer:** SWHP Development, LP  
- **housing General Contractor:** N/A  
- **Architect:** Beeler Guest Owens Architects, LP  
- **Market Analyst:** Mark Temple Real Estate Services  
- **Syndicator:** MMA Financial, LLC  
- **Supportive Services:** Residence Service Group  
- **Consultant:** Dan Allgeier

### UNIT BUILDING INFORMATION

| 30% | 40% | 50% | 60% | Total Restricted Units: | 76 |
| 0   | 0   | 62  | 14  |

- **Type of Building:** 5 units or more  
- **Number of Residential Buildings:** 5  
- **Market Rate Units:** 0  
- **Owner/Employee Units:** 0  
- **Total Development Units:** 76  
- **Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>0</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
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<td>$0</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

6/20/2005 11:30 AM
## Public Comment Summary

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

### State/Federal Officials with Jurisdiction:

<table>
<thead>
<tr>
<th>Official</th>
<th>District</th>
<th>Points</th>
<th>Representative</th>
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</thead>
<tbody>
<tr>
<td>TX Senator: Estes</td>
<td>30</td>
<td>S</td>
<td>Thornberry, District 13, S</td>
</tr>
<tr>
<td>TX Representative: Farabee</td>
<td>69</td>
<td>S</td>
<td>Thornberry, District 13, S</td>
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<tr>
<td>US Representative:</td>
<td></td>
<td>7</td>
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<tr>
<td>US Senator:</td>
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### Local Officials and Other Public Officials:

<table>
<thead>
<tr>
<th>Official</th>
<th>Location</th>
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<tbody>
<tr>
<td>Mayor/Judge: Arthur Bea Williams</td>
<td>Mayor, S</td>
</tr>
<tr>
<td>Woodrow W. Gossom, Jr., County Judge</td>
<td>S</td>
</tr>
</tbody>
</table>

### 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. Note that ineligible letters received a score of 12.

**East Lynwood Residents Organization, James Esther**

Letter Score: 24  S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will create needed affordable housing and a newly constructed project will be a visual benefit; the facility will provide the neighborhood with the opportunity for more jobs; there is a need for affordable housing for the Sheppard Air Force base area; the northern sector of Wichita Falls is underdeveloped; and the new property will create an increase in the tax base.

### General Summary of Comment:

Congressman Thornberry expressed his support for the Development as an essential component for any growing community. Senator Estes and Representative Farabee expressed their support for the Development as one that will provide assistance in an area where current resources are limited. Local officials expressed community support for the Development in an area that has a significant need for newer, more affordable housing.

There was general support from non-officials.

There were no letters of opposition.

## Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**Recommendation by the Executive Award and Review Advisory Committee is based on:**

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑ 184</td>
<td>☐</td>
<td>$604,349</td>
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<td>HOME Loan:</td>
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<td>Housing Trust Fund Loan:</td>
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<td></td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
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<td></td>
<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
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<td></td>
<td>$0</td>
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</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
# Development Information, Public Input and Board Summary

## North Mountain Village, TDHCA Number 05060

### Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>9435 Diana Dr.</th>
<th>Development #:</th>
<th>05060</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>El Paso</td>
<td>Region:</td>
<td>13</td>
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<tr>
<td>County</td>
<td>El Paso</td>
<td>Zip Code:</td>
<td>79924</td>
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<td>HTC Set Asides</td>
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<td>Family</td>
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<td>HOME Set Asides</td>
<td>CHDO</td>
<td>Allocation:</td>
<td>Urban/Exurban</td>
</tr>
<tr>
<td>Bond Issuer</td>
<td>N/A</td>
<td>HTC Purpose/Activity:</td>
<td>NC</td>
</tr>
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</table>

### Owner and Development Team

- **Owner:** North Mountain Village, Ltd.
- **Developer:** Investment Builders, Inc. & Three Mission
- **Housing General Contractor:** Investment Builders, Inc.
- **Architect:** Ron Brown Architects
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** MMA Financial, LLC
- **Supportive Services:** YWCA Consumer Credit Counseling Service
- **Consultant:** N/A

### Unit/Building Information

- **Type of Building:** 5 units or more
- **Number of Residential Buildings:** 14
- **Total Restricted Units:** 200
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 200
- **Total Development Cost:** $0

### Funding Information

<table>
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<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

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June 27, 2005

MULTIFAMILY FINANCE PRODUCTION DIVISION

6/20/2005 11:30 AM
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

North Mountain Village, TDHCA Number 05060

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Shapleigh, District 29  S  Points: 7  US Representative: Reyes, District 16, NC

TX Representative: Pickett, District 79  NC  Points: 0  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC  Resolution of Support from Local Government

John Cook, City Representative, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Shapleigh expressed his support for the Development as one sorely needed in Northeast El Paso. One local official expressed his support for the Development as helping ease the need for affordable housing in El Paso.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of eighteen (18) vouchers from the City of El Paso Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
### Recommendation

<table>
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<tr>
<th>Component</th>
<th>Recommendation</th>
<th>Score</th>
<th>Credit Amount</th>
<th>Bond Amount</th>
<th>Loan Amount</th>
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<td>Housing Trust Fund Loan</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
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<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
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</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Santa Rosa Village, TDHCA Number 05069

**BASIC DEVELOPMENT INFORMATION**

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<th>FM 506 at Colorado</th>
<th>Development #:</th>
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<td>City:</td>
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<tr>
<td>County:</td>
<td>Cameron</td>
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<td>Family</td>
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<td>Rural</td>
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<td>Nonprofit</td>
<td>USDA</td>
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<tr>
<td>HOME Set Asides:</td>
<td>CHDO</td>
<td>Preservation</td>
<td>General</td>
</tr>
<tr>
<td>Bond Issuer:</td>
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**OWNER AND DEVELOPMENT TEAM**

Owner: VOA Texas Santa Rosa Village, LP
Lee Felgar - Phone: (817) 529-7311

Developer: VOA Texas Housing Preservation, Inc.

Housing General Contractor: Cordova Construction Co., Inc.

Architect: SGA Architects, LLP

Market Analyst: The Jack Poe Company

Syndicator: Red Capital Group

Supportive Services: Volunteers of America Texas, Inc.

Consultant: N/A

**UNIT/BUILDING INFORMATION**

30% 40% 50% 60%
0 0 43 10

Type of Building: Detached Residence/Duplex
Number of Residential Buildings: 30

Total Restricted Units: 53
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 53
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
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<td>HOME Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Public Comment Summary


State/Federal Officials with Jurisdiction:

TX Senator: Lucio, District 27  NC  Points: 0  US Representative: Hinojosa, District 15, NC
TX Representative: Escobar, District 43  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC  Resolution of Support from Local Government: No
Solomon P. Ortiz, Member of Congress, S
Edna Tamayo, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Congressman Ortiz expressed his support for the Development as one which will provide viable housing options for the community. Representative Escobar expressed his support for the Development as helping the community by providing affordable housing and needed social services. Local officials expressed their support for the Development as one which will have a positive impact on the community.

There was general support from a non-official.

There were no letters of opposition.

Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 133 ☑ Meeting a Required Set-Aside Credit Amount:* $151,058

Recommendation: Has a competitive score within the At-Risk Set-Aside.

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA: Bond Amount: $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Center Ridge, TDHCA Number 05070

BASIC DEVELOPMENT INFORMATION

Site Address: 700 West Center St.  Development #:  05070
City: Duncanville  Region:  3  Population Served:  Family
County: Dallas  Zip Code:  75116  Allocation:  Urban/Exurban
HTC Set Asides:  □ At-Risk  ✓ Nonprofit  □ USDA  HTC Purpose/Activity:  ACQ/R
HOME Set Asides:  □ CHDO  □ Preservation  □ General
Bond Issuer:  N/A

OWNER AND DEVELOPMENT TEAM

Owner: 700 West Center Street, LP
Lee Felgar - Phone: (817) 529-7311

Developer: VOA Texas Housing Preservation, Inc.

Housing General Contractor: Cordova Construction Co., Inc.

Architect: SGA Architects, LLP

Market Analyst: The Jack Poe Company

Syndicator: Alliant Capital

Supportive Services: Volunteers of America Texas, Inc.

Consultant: N/A

UNIT/BUILDING INFORMATION

30%  40%  50%  60%
0    0    180  44

Type of Building:  5 units or more
Number of Residential Buildings:  28

Total Restricted Units:  224
Market Rate Units:  0
Owner/Employee Units:  0

Total Development Units:  224
Total Development Cost:  $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<td>HOME Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
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</table>

6/20/2005 11:30 AM
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: West, District 23 Points: 7 US Representative:Marchant, District 24, NC
TX Representative: Davis, District 111 Points: 7 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: David L. Green, Mayor, S Resolution of Support from Local Government □
Kenneth A. Mayfield, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator West expressed his support for the Development. Representative Davis expressed her support for the Development as valuable to the community. Local officials expressed their support for the Development as consistent with overall local support of affordable housing for those in need.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
### Development Information, Public Input and Board Summary

**Center Ridge, TDHCA Number 05070**

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

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<th>Program</th>
<th>Score</th>
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<th>Loan Amount</th>
<th>Meeting a Required Set-Aside</th>
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</thead>
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<td>4% Housing Tax Credits with Bond Issuance:</td>
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<td>Private Activity Bond Issuance with TDHCA:</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
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*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
BASIC DEVELOPMENT INFORMATION

Site Address: 870 South McCullough
City: San Benito
Region: 11
Population Served: Family
County: Cameron
Zip Code: 78586
Allocation: Urban/Exurban

HTC Purpose/Activity: ACQ/R

Owner: VOA Texas Villa San Benito, LP
Lee Felgar - Phone: (817) 529-7311

Developer: VOA Texas Housing Preservation, Inc.

Housing General Contractor: Cordova Construction Co., Inc.

Architect: SGA Architects, LLP

Market Analyst: The Jack Poe Company

Syndicator: Red Capital Group

Supportive Services: Volunteers of America Texas, Inc.

Consultant: N/A

HTC Set Asides:
- At-Risk
- Nonprofit
- USDA

HOME Set Asides:
- CHDO
- Preservation
- General

Total Development Units: 60
Bond Issuer: N/A

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

UNIT BUILDING INFORMATION

<table>
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<tr>
<th>Percentage</th>
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<td>48</td>
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<td>12</td>
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</table>

Type of Building: 5 units or more
Number of Residential Buildings: 8

Total Development Units: 60
Total Development Cost: $0

FUNDING INFORMATION

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<tr>
<th>Account Type</th>
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<th>Term</th>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Villa San Benito, TDHCA Number 05073

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27 NC Points: 0 US Representative: Ortiz, District 27, S
TX Representative: Solis, District 38 S Points: 7 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Congressman Ortiz expressed his support for the Development as one that will provide affordable housing and needed social services to residents. Representative Solis expressed his support for the Development as one that will provide a safe, reliable, cost saving solution to the current and future need of the community. One Local official expressed his support for the Development.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
### Recommendation by the Executive Award and Review Advisory Committee is Based On:

<table>
<thead>
<tr>
<th>Programme/Loan Type</th>
<th>Credit Amount:</th>
<th>Bond Amount:</th>
<th>Loan Amount:</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
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<tr>
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<td>Recommendation: N/A</td>
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<td>Housing Trust Fund Loan:</td>
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</tr>
<tr>
<td>Recommendation: N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td><strong>$0</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation: N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation: N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City:</th>
<th>Region:</th>
<th>Population Served:</th>
</tr>
</thead>
<tbody>
<tr>
<td>504 North 9th St.</td>
<td>05074</td>
<td>Alamo</td>
<td>11</td>
<td>Family</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County:</th>
<th>Zip Code:</th>
<th>Allocation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hidalgo</td>
<td>78516</td>
<td>Urban/Exurban</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HTC Set Asides:</th>
<th>OWNER AND DEVELOPMENT TEAM</th>
</tr>
</thead>
<tbody>
<tr>
<td>At-Risk</td>
<td>Owner: VOA Texas Alamo Village, LP</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Developer:</th>
<th>Housing General Contractor:</th>
</tr>
</thead>
<tbody>
<tr>
<td>VOA Texas Housing Preservation, Inc.</td>
<td>Cordova Construction Co., Inc.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Architect:</th>
<th>Market Analyst:</th>
<th>Supportive Services:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SGA Architects, LLP</td>
<td>The Jack Poe Company</td>
<td>Volunteers of America Texas, Inc.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bond Issuer:</th>
<th>HTC Purpose/Activity:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>ACQ/R</td>
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</tbody>
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### Owner and Development Team

- Owner: VOA Texas Alamo Village, LP
- Developer: VOA Texas Housing Preservation, Inc.
- Housing General Contractor: Cordova Construction Co., Inc.
- Architect: SGA Architects, LLP
- Market Analyst: The Jack Poe Company
- Syndicator: Alliant Capital
- Supportive Services: Volunteers of America Texas, Inc.
- Consultant: N/A

### Unit Building Information

- Total Restricted Units: 56
- Market Rate Units: 0
- Owner/Employee Units: 0
- Total Development Units: 56
- Total Development Cost: 0

### Funding Information

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$145,370</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27 NC Points: 0 US Representative: Hinojosa, District 15, NC
TX Representative: Martinez, District 39 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Sylvia S. Handy, County Commissioner, Precinct 1, S

Resolution of Support from Local Government □

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

Points: 0 Points: 0

Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

General Summary of Comment:
Local officials expressed their support for the Development as one that will provide affordable housing and needed social services to residents.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Alamo Village, TDHCA Number 05074

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

<table>
<thead>
<tr>
<th>9% HTC Competitive Cycle:</th>
<th>Score: <strong>132</strong></th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>$145,370</th>
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<tbody>
<tr>
<td>Recommendation:</td>
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<td></td>
</tr>
<tr>
<td>HOME Loan:</td>
<td></td>
<td>Loan Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td></td>
<td>Loan Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td></td>
<td>Credit Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
<td>Bond Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

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### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Ne Alsbury Blvd.</th>
<th>Development #</th>
<th>05077</th>
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<tbody>
<tr>
<td>City</td>
<td>Burleson</td>
<td>Region</td>
<td>3</td>
</tr>
<tr>
<td>County</td>
<td>Tarrant</td>
<td>Zip Code</td>
<td>76028</td>
</tr>
<tr>
<td>Total Units</td>
<td>170</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**HTC Set Asides:**
- At-Risk
- Nonprofit
- USDA
- HTC Purpose/Activity: NC

**HOME Set Asides:**
- CHDO
- Preservation
- General

**Bond Issuer:** N/A

—

### OWNER AND DEVELOPMENT TEAM

- **Owner:** DCTC-Sphinx Development, LP
- **Developer:** Sphinx Development Corporation
- **Housing General Contractor:** Texas BBL, LLC
- **Architect:** James, Harwick & Partners
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Wachovia Securities
- **Supportive Services:** Social Services MGMT Consultants, Inc.
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units</th>
<th>163</th>
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<tbody>
<tr>
<td>17</td>
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<td>0</td>
<td>153</td>
<td>Market Rate Units</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Owner/Employee Units</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total Development Units</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total Development Cost</td>
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</tbody>
</table>

**Type of Building:**
- **Number of Residential Buildings:** 0

—

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
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<tbody>
<tr>
<td>Housing Tax Credits</td>
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<td>Housing Trust Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

—

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

—

6/20/2005 11:30 AM
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Brimer, District 10 [S] Points: 7 US Representative: Barton, District 6, NC
TX Representative: Zedler, District 96 [S] Points: 7 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Tom Vandergriff, County Judge, S
Resolution of Support from Local Government
Roy C. Brooks, County Commissioner Precinct No. 1, 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. Note that ineligible letters received a score of 12.

Mistletoe Home Owners Association, Gary W. Havener
   Letter Score: 12 [S or O: S]

The original letter of support from the organization was not considered for points because in addition to deficiencies that went unresolved, the neighborhood also instructed the department in an email that there was confusion about their involvement and that they did not want any involvement with the project at all.

General Summary of Comment:
Senator Brimer expressed his support of the Development as one that will help address a growing need for affordable housing for the community. Representative Zedler and local officials expressed their support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Category</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount*</th>
<th>Loan Amount</th>
<th>Bond Amount</th>
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</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>Not Recommended</td>
<td>175</td>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
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<td><strong>Meeting a Required Set-Aside</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Cambridge Villas, TDHCA Number 05080

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 800 Dessau Road
- **City:** Pflugerville
- **County:** Travis
- **Population Served:** Elderly
- **Development #:** 05080
- **Region:** 7
- **Allocation:** Urban/Exurban
- **Total Restricted Units:** 200
- **HTC Purpose/Activity:** NC
- **Owner:** Cambridge Villas Apartments LP
- **Developer:** McGuire Development, LTD
- **Housing General Contractor:** Pacesetter Multi-Family Construction LLC
- **Architect:** Rodriguez & Simon Design Associates
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Related Capital Company
- **Supportive Services:** N/A
- **Consultant:** N/A

**UNIT/BUILDING INFORMATION**

- **Type of Building:** Fourplex
- **Number of Residential Buildings:** 52
- **Total Development Units:** 208
- **Total Development Cost:** $0
- **Total Restricted Units:** 200
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0

**FUNDING INFORMATION**

- **Housing Tax Credits:** $1,200,000
- **Housing Trust Fund Loan Amount:** $0
- **HOME Fund Loan Amount:** $0
- **Bond Allocation Amount:** $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation
MULTIFAMILY FINANCE PRODUCTION DIVISION  
June 27, 2005  
Development Information, Public Input and Board Summary  
Cambridge Villas, TDHCA Number 05080

## PUBLIC COMMENT SUMMARY

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

### State/Federal Officials with Jurisdiction:
- **TX Senator:** Barrientos, District 14  
  - Points: 7  
- **TX Representative:** Strama, District 50  
  - Points: 7  
- **US Senator:** McCaul, District 10, NC  
- **US Representative:** Strama, District 50, NC  

### Local Officials and Other Public Officials:
- **Mayor/Judge:** NC  
  - Resolution of Support from Local Government  
- **Karen Sonleitner, County Commissioner Precinct 2, 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. Note that ineligible letters received a score of 12.

### General Summary of Comment:
Senator Barrientos expressed his support for the Development as one which provides a mix of affordable units and complementary services. Representative Strama expresses his support for the Development as one that will assist in fulfilling Travis County’s continuing need for housing to seniors below 30% AMFI. One local official expressed support for the Development as one that will take aim at the shortage of affordable housing for seniors.

There was general support from a non-official.

There were no letters of opposition.

### CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: [✓] Score: 175  □ Meeting a Required Set-Aside  Credit Amount:* $0
Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

HOME Loan:
Recommendation: N/A
Loan Amount: $0

Housing Trust Fund Loan:
Recommendation: N/A
Loan Amount: $0

4% Housing Tax Credits with Bond Issuance:
Recommendation: N/A
Credit Amount: $0

Private Activity Bond Issuance with TDHCA:
Recommendation: N/A
Bond Amount: $0

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MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Sphinx at Luxar, TDHCA Number 05082

BASIC DEVELOPMENT INFORMATION

Site Address: 3110 Cockrell Hill Rd.
City: Dallas
Region: 3
Population Served: Family
County: Dallas
Zip Code: 75233
Allocation: Urban/Exurban

Development #:
05082

HTC Purpose/Activity: NC

Total Development Units: 100
Total Restricted Units: 96
Region: 3

BASIC DEVELOPMENT INFORMATION

Owner:
SDC Luxar Investments, LP
Jay O. Oji - Phone: (214) 342-1400

Developer:
Sphinx Development Corporation

Housing General Contractor:
Texas BBL, LLC

Architect:
James, Harwick & Partners

Market Analyst:
Apartment Market Data Research Service

Syndicator:
Wachovia Securities

Supportive Services:
Social Services MGMT Consultants, Inc.

Consultant:
State Street Housing Advisors, LP

UNIT/BUILDING INFORMATION

30%  40%  50%  60%
10  0  0  90

Type of Building:
Townhome

Number of Residential Buildings:
7

Total Restricted Units: 96
Market Rate Units: 5
Owner/Employee Units: 0
Total Development Units: 100
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<td>HOME Fund Loan Amount:</td>
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<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Congresswoman Johnson expressed her support for the Development as one that will provide a decent, safe, and secure living environment. Senator West expressed his support for the Development as one that will provide needed affordable housing for his district. Representative Davis expressed her support for the Development as a source of community pride for years to come. Representative Giddings expressed her support for the Development as one that will be within the financial means of many citizens in this area of Dallas. Local officials and community residents expressed their support for the Development as one that will enhance the quality of life for the community and provide needed affordable housing stock for future growth.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
9% HTC Competitive Cycle: **Score: 186**  
Recommendation: Has a competitive score within its allocation type within its region.

<table>
<thead>
<tr>
<th>Loan Type</th>
<th>Credit Amount:</th>
<th>Bond Amount:</th>
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<tbody>
<tr>
<td>HOME Loan</td>
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<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
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<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

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# Development Information, Public Input and Board Summary

## University Place Apartments, TDHCA Number 05084

### BASIC DEVELOPMENT INFORMATION

| Site Address: | 310 University |
| City: | Wharton |
| Region: | 6 |
| County: | Wharton |
| Zip Code: | 77488 |
| Total Development Units: | 82 |

### OWNER AND DEVELOPMENT TEAM

- **Owner:** FDI-University Place, Ltd.
  - James W. Fieser - Phone: (281) 599-8684
- **Developer:** Fieser Development, Inc.
- **Housing General Contractor:** LCJ Construction
- **Architect:** David J. Albright
- **Market Analyst:** N/A
- **Syndicator:** Paramount Financial Services
- **Supportive Services:** SHARE Center
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION

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<thead>
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<th>50%</th>
<th>60%</th>
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<tr>
<td>8</td>
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<td>9</td>
<td>65</td>
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<td>Type of Building:</td>
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<td></td>
<td></td>
<td>Total Development Cost:</td>
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</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$200,633</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$375,000</td>
<td>$0</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
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<td>0</td>
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</tbody>
</table>

6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
University Place Apartments, TDHCA Number 05084

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

Local Officials and Other Public Officials:
Mayor/Judge: Bryce D. Kocian, Mayor, 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. Note that inelible letters received a score of 12.

General Summary of Comment:
Senator Armbrister expressed his support for the Development as filling the critical need for quality and affordable housing for low income citizens. Representative Hegar expressed his support for the Development as one that will improve the community and would be a welcome addition. One local official expressed his support for the Development as one that will provide decent housing in the City of Wharton.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

1. The applicant applied for $375,000.00 TDHCA HOME funds. In the event that the Department does not award HOME funds to this application, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary
University Place Apartments, TDHCA Number 05084

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

<table>
<thead>
<tr>
<th>9% HTC Competitive Cycle:</th>
<th>Score: 167</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>$200,633</th>
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<tbody>
<tr>
<td>Recommendation:</td>
<td>Has a competitive score within its allocation type within its region.</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>HOME Loan:</th>
<th>Loan Amount:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation:</td>
<td>Note that recommendations for HOME funds will be made to the Board on July 14, 2005</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing Trust Fund Loan:</th>
<th>Loan Amount:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>4% Housing Tax Credits with Bond Issuance:</th>
<th>Credit Amount:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation:</td>
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<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Private Activity Bond Issuance with TDHCA:</th>
<th>Bond Amount:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**MULTIFAMILY FINANCE PRODUCTION DIVISION**

**Development Information, Public Input and Board Summary**

**Oak Timbers-Fort Worth South, TDHCA Number 05088**

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>05088</th>
</tr>
</thead>
<tbody>
<tr>
<td>City: Fort Worth</td>
<td>Region: 3</td>
<td></td>
</tr>
<tr>
<td>County: Tarrant</td>
<td>Population Served: Elderly</td>
<td></td>
</tr>
<tr>
<td>Total Development Units: 168</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### HTC Set Asides:
- [ ] At-Risk
- [x] Nonprofit
- [ ] USDA
- HTC Purpose/Activity: NC

#### HOME Set Asides:
- [ ] CHDO
- [ ] Preservation
- [ ] General

**Bond Issuer:** N/A

**HTC Purpose/Activity:** NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Oak Timbers-Fort Worth South, LP
- **Developer:** A.V. Mitchell
- **Housing General Contractor:** MCM Construction
- **Architect:** Southwest Architects, Inc.
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** Guilford Capital Corporation
- **Supportive Services:** Senior Friends/H2U (Health, Happiness, You)
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION

- **30% 40% 50% 60%**
  - 17 0 0 151
- **Type of Building:** 5 units or more
- **Number of Residential Buildings:** 4
- **Total Restricted Units:** 160
- **Number of Residential Buildings:** 4
- **Total Development Units:** 168
- **Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Brimer, District 10  S Points: 7  US Representative: Burgess, District 26, NC
TX Representative: Veasey, District 95  S Points: 7  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

Near South Side Property Owners Association, Andrew Swartzfager
Letter Score: 24  S or O: S
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the proposal encourages economic growth; the construction would clear pieces of land that have become overgrown with weeds and debris and remove blighted structures; it will help strengthen the infrastructure for the area; it will help reduce crime in the area; and improve law enforcement presence.

General Summary of Comment:
Senator Brimer expressed her support for the Development as one that will help address a growing need for affordable housing for seniors. Representative Veasey expressed his support for the Development as one that will fill a need for affordable senior housing in the community.

There was general support from a non-official.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from Fort Worth South, Inc. in the amount of at least $600,000, or a commitment from the Fort Worth Housing Finance Corporation in the amount of at least $1,000,000, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

3. Receipt, review, and acceptance of evidence of a commitment of funding from the City of Fort Worth in the amount of at least $350,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

6/20/2005 11:30 AM
## Development Information, Public Input and Board Summary
### Oak Timbers-Fort Worth South, TDHCA Number 05088

<table>
<thead>
<tr>
<th>Recommendation by the Executive Award and Review Advisory Committee is Based On:</th>
</tr>
</thead>
</table>
| **9% HTC Competitive Cycle:**  
  Score: 191  
  Meeting a Required Set-Aside  
  Credit Amount:* $1,200,000  
  Recommendation: Has a competitive score within its allocation type within its region. |
| **HOME Loan:**  
  Loan Amount: $0  
  Recommendation: N/A |
| **Housing Trust Fund Loan:**  
  Loan Amount: $0  
  Recommendation: N/A  
  Meeting a Required Set-Aside |
| **4% Housing Tax Credits with Bond Issuance:**  
  Credit Amount: $0  
  Recommendation: N/A |
| **Private Activity Bond Issuance with TDHCA:**  
  Bond Amount: $0  
  Recommendation: N/A |

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address</th>
<th>300 Davis Rd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Granbury</td>
</tr>
<tr>
<td>County</td>
<td>Hood</td>
</tr>
<tr>
<td>Zip Code</td>
<td>76049</td>
</tr>
<tr>
<td>Region</td>
<td>3</td>
</tr>
<tr>
<td>Population Served</td>
<td>Elderly</td>
</tr>
<tr>
<td>HTC Set Asides</td>
<td>At-Risk, Nonprofit, USDA</td>
</tr>
<tr>
<td>HOME Set Asides</td>
<td>CHDO, General</td>
</tr>
<tr>
<td>Bond Issuer</td>
<td>N/A</td>
</tr>
<tr>
<td>Development #</td>
<td>05090</td>
</tr>
</tbody>
</table>

**OWNER AND DEVELOPMENT TEAM**

- Owner: Oak Timbers-Granbury, LP
- Developer: A.V. Mitchell
- Housing General Contractor: MCM Construction
- Architect: Southwest Architects, Inc.
- Syndicator: Guilforde Capital Corporation
- Supportive Services: Senior Friends/H2U (Health, Happiness, You)
- Consultant: N/A

**UNIT/BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>0</td>
<td>0</td>
<td>68</td>
</tr>
</tbody>
</table>

- Type of Building: Fourplex
- Number of Residential Buildings: 19

**FUNDING INFORMATION**

<table>
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<tr>
<th>Housing Tax Credits:</th>
<th>$494,886</th>
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<tbody>
<tr>
<td>Housing Trust Fund Loan Amount:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:

TX Senator: Averitt, District 22 [S] Points: 7 US Representative: Edwards, District 17, NC
TX Representative: Keffer, District 60 [S] Points: 7 US Senator: NC

Local Officials and Other Public Officials:

Mayors/Judges: NC Resolution of Support from Local Government □

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

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Averitt expressed his support for the Development as one that will provide assistance in an area where current resources are limited and will ensure that senior citizens’ housing needs are addressed. Representative Keffer expressed his support for the Development as one that will fill a need for affordable senior housing in the community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Granbury in the amount of at least $400,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 161  ☐ Meeting a Required Set-Aside  Credit Amount:* $0

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

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA: Bond Amount: $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
Development Information, Public Input and Board Summary
Los Milagros Apartments, TDHCA Number 05091

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 3600 Block of East Mile 8 North Rd.
- **Development #:** 05091
- **City:** Weslaco
- **Region:** 11
- **Population Served:** Family
- **County:** Hidalgo
- **Zip Code:** 78596
- **Allocation:** Urban/Exurban

**HTC Set Asides:**
- □ At-Risk
- □ Nonprofit
- □ USDA
- **HTC Purpose/Activity:** NC

**HOME Set Asides:**
- □ CHDO
- □ Preservation
- □ General

**Bond Issuer:** N/A

- **HTC Purpose/Activity:** NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Los Milagros Apartments LP
- **Rowan Smith - Phone:** (281) 550-7077
- **Developer:** Texas Regional Properties
- **Housing General Contractor:** Texas Regional Construction
- **Architect:** Clerkly Watkins Group
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Richman Group
- **Supportive Services:** N/A
- **Consultant:** N/A

**UNIT/BUILDING INFORMATION**

- **Total Restricted Units:** 128
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 128
- **Total Development Cost:** $0

**Type of Building:**
- 5 units or more

**Number of Residential Buildings:**
- 8

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
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<th>Rate</th>
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<tr>
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<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>Bond Allocation Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Development Information, Public Input and Board Summary
Los Milagros Apartments, TDHCA Number 05091

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27 S Points: 7 US Representative: Hinojosa, District 15, NC
TX Representative: Martinez, District 39 S Points: 7 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Joe V. Sanchez, Mayor, S Resolution of Support from Local Government ✓
Anthony Covacevich, City Manager, S
Jose Leal, Chairman, Weslaco Housing Authority, O

Individuals/Businesses:
In Support: 1 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. Note that ineligible letters received a score of 12.

Centerpoint Resident Council, Sylvia Burciaga
Letter Score: 0 S or O: O
This association's letter was found to be eligible for QCP and was issued a score of 0 (zero). The basis for their opposition as reflected in their letter is: approval of the application would result in an over-concentration of low income renters in that area; the crime rate will increase; there is a preference for greater geographic distribution of low income tenants; and the organization supports the position of the Weslaco City Council which denied a resolution to the application.

General Summary of Comment:
Senator Lucio expressed his support for the Development as one that will enable low income families to have access to quality housing where they are proud to reside. Representative Martinez expressed his support for the Development as one that will bring quality affordable housing to the community. Local officials expressed in a resolution their support for the Development as one that will help in meeting the needs for affordable housing.

The Chairman of the Weslaco Housing Authority expressed his opposition to the Development.

The Centerpoint Residents Association expressed, in a resolution, their opposition to the development due to a concentration of low income housing in their area and the lack of a wider choice of housing opportunities for low income renters.

There was general support from a non-official.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
### Development Information, Public Input and Board Summary

Los Milagros Apartments, TDHCA Number 05091

<table>
<thead>
<tr>
<th>Recommendation by the Executive Award and Review Advisory Committee is Based On:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle: <strong>✓</strong> Score: 158</td>
</tr>
<tr>
<td>Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
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<table>
<thead>
<tr>
<th>Recommendation: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME Loan: Loan Amount: $0</td>
</tr>
<tr>
<td>□ Meeting a Required Set-Aside</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommendation: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Trust Fund Loan: Loan Amount: $0</td>
</tr>
<tr>
<td>□ Meeting a Required Set-Aside</td>
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</table>

<table>
<thead>
<tr>
<th>Recommendation: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>4% Housing Tax Credits with Bond Issuance: Credit Amount: $0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommendation: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Activity Bond Issuance with TDHCA: Bond Amount: $0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
Development Information, Public Input and Board Summary
Vida Que Canta Apartments, TDHCA Number 05092

**BASIC DEVELOPMENT INFORMATION**

Site Address: 500 ft. North of South Mile Rd. on Inspiration Rd.
Development #: 05092
City: Mission  Region: 11  Population Served: Family
County: Hidalgo Zip Code: 78572  Allocation: Urban/Exurban
HTC Set Asides:  At-Risk  Nonprofit  USDA  HTC Purpose/Activity: NC
HOME Set Asides:  CHDO  Preservation  General
Bond Issuer: N/A

**OWNER AND DEVELOPMENT TEAM**

Owner: Vida Que Canta Apartments LP
Ketinna Williams - Phone: (281) 550-7077
Developer: Texas Regional Properties
Housing General Contractor: Texas Regional Construction
Architect: Clerkly Watkins Group
Market Analyst: Apartment Market Data Research Service
Syndicator: Richman Group
Supportive Services: Bozrah International Ministries
Consultant: Jeff Crozier

**UNIT/BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 160</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>0</td>
<td>0</td>
<td>144</td>
<td>Market Rate Units: 0</td>
</tr>
</tbody>
</table>

Type of Building: 5 units or more
Number of Residential Buildings: 11
Total Development Units: 160
Total Development Cost: $0

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits: $953,820</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan Amount: $0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount: $0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount: $0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Vida Que Canta Apartments, TDHCA Number 05092

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Hinojosa, District 20  S Points: 7  US Senator: NC
TX Representative: Flores, District 36  S Points: 7  US Representative: Doggett, District 25, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Representative Flores expressed his support for the Development as one that will bring quality affordable housing to the community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Mission in the amount of at least $161,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th></th>
<th>Score: 169</th>
<th>Credit Amount:*</th>
<th>$953,820</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation:</td>
<td>Has a competitive score within its allocation type within its region.</td>
<td>Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan:</td>
<td></td>
<td>Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td>Meeting a Required Set-Aside</td>
<td>Loan Amount:</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td></td>
<td>Meeting a Required Set-Aside</td>
<td>Loan Amount:</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td></td>
<td>Credit Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
<td>Bond Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
San Juan Village, TDHCA Number 05094

BASIC DEVELOPMENT INFORMATION

Site Address: 400 North Iowa
City: San Juan
County: Hidalgo

Development #: 05094
Region: 11
Population Served: Family
Zip Code: 78589
Allocation: Urban/Exurban

HTC Set Asides:
- [✓] At-Risk
- [ ] Nonprofit
- [ ] USDA
HTC Purpose/Activity: ACQ/R

HOME Set Asides:
- [ ] CHDO
- [ ] Preservation
- [ ] General

Owner: VOA Texas San Juan Village, LP
Lee Felgar - Phone: (817) 529-7311

Developer: VOA Texas Housing Preservation, Inc.
Housing General Contractor: Cordova Construction Co., Inc.
Architect: SGA Architects, LLP
Market Analyst: The Jack Poe Company
Syndicator: Red Capital Group
Supportive Services: Volunteers of America Texas, Inc.
Consultant: N/A

UNIT/BUILDING INFORMATION

Total Restricted Units: 86
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 86
Total Development Cost: $0

Type of Building: Detached Residence
Number of Residential Buildings: 46

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$225,937</td>
<td>$0</td>
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<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
San Juan Village, TDHCA Number 05094

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27 NC Points: 0 US Representative: Hinojosa, District 15, NC
TX Representative: Martinez, District 39 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
One local official and one resident expressed support for the Development as one that will help address community housing needs by providing affordable housing and needed social services.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

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<tr>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle:</td>
<td>Loan Amount:</td>
<td>Credit Amount:*</td>
<td>Score: 144</td>
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<tr>
<td>Meeting a Required Set-Aside</td>
<td>Loan Amount:</td>
<td>Credit Amount:*</td>
<td>$225,937</td>
</tr>
<tr>
<td>HOME Loan:</td>
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<tr>
<td>Housing Trust Fund Loan:</td>
<td>Loan Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits with Bond Issuance:</td>
<td>Credit Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>Bond Amount:</td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Development #</th>
<th>05095</th>
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<tbody>
<tr>
<td>Site Address</td>
<td>1201 Ewing Ave.</td>
</tr>
<tr>
<td>City</td>
<td>Dallas</td>
</tr>
<tr>
<td>Region</td>
<td>3</td>
</tr>
<tr>
<td>Population Served</td>
<td>Family</td>
</tr>
<tr>
<td>County</td>
<td>Dallas</td>
</tr>
<tr>
<td>Zip Code</td>
<td>75216</td>
</tr>
<tr>
<td>Allocation</td>
<td>Urban/Exurban</td>
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<tr>
<td>HTC Purpose/Activity</td>
<td>NC</td>
</tr>
<tr>
<td>Owner:</td>
<td>SDC Ewing Courts, LP</td>
</tr>
<tr>
<td>Jay O. Oji - Phone:</td>
<td>(214) 342-1400</td>
</tr>
<tr>
<td>Developer:</td>
<td>Sphinx Development Corporation</td>
</tr>
<tr>
<td>Housing General Contractor:</td>
<td>Texas BBL, LLC</td>
</tr>
<tr>
<td>Architect:</td>
<td>James, Harwick &amp; Partners</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>Apartment Market Data Research Service</td>
</tr>
<tr>
<td>Syndicator:</td>
<td>Wachovia Securities</td>
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<tr>
<td>Supportive Services:</td>
<td>Social Services MGMT Consultants, Inc.</td>
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<tr>
<td>Consultant:</td>
<td>State Street Housing Advisors, LP</td>
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<tr>
<td>Total Restricted Units</td>
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<tr>
<td>Market Rate Units</td>
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<tr>
<td>Owner/Employee Units</td>
<td>0</td>
</tr>
<tr>
<td>Total Development Units</td>
<td>80</td>
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<tr>
<td>Total Development Cost</td>
<td>$0</td>
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### UNIT BUILDING INFORMATION

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<th>Percentage</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units</th>
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<tr>
<td></td>
<td>9</td>
<td>0</td>
<td>0</td>
<td>71</td>
<td>80</td>
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</table>

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>Townhome</th>
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</thead>
<tbody>
<tr>
<td>Number of Residential Buildings</td>
<td>6</td>
</tr>
</tbody>
</table>

| Bond Issuer | N/A |

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>$0</td>
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<td>0</td>
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<td>$0</td>
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<td>0</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Sphinx At Reese Court, TDHCA Number 05095

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:

| TX Senator: West, District 23 | S | Points: 7 | US Representative: Johnson, District 30, NC |
| TX Representative: Davis, District 111 | S | Points: 7 | US Senator: NC |

Local Officials and Other Public Officials:

| Mayor/Judge: Donald W. Hill, Deputy Mayor Pro Team, | Dr. Maxine Thornton-Reese, District 4, S |
| Helen Giddings, State Representative, District 109, S | John Wiley Price, Dallas County Commissioner District 3, S |

Individuals/Businesses:

| In Support: 23 | In Opposition: 0 |

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

Cedar Oaks Home Owners Association, Willie G. Taylor, Jr.  
Letter Score: 24 \( S \) or O: S

While the letter from the organization was not eligible for points, their comment indicated that they fully support the proposed development.

ACORN, Melba Williams  
Letter Score: 24 \( S \) or O: S

While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the neighborhood liked what they saw in the developer's presentation; the developer has a quality reputation; and the developer has given the neighborhood an opportunity for input.

General Summary of Comment:

Congresswoman Johnson expressed her support for the Development as one that will provide a decent, safe and secure living environment. Senator West expressed his support for the Development as one that will provide must needed affordable housing to residents of his district. Representative Davis expressed her support for the Development as a source of community pride for years to come. Representative Giddings expressed her support for the Development as one designed to provide a decent, safe, and secure living environment for everyone. Local officials expressed their support for the Development as one that will help in meeting the needs for affordable housing.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Dallas in the amount of at least $546,570.53, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the
local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Sphinx At Reese Court, TDHCA Number 05095

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

- **9% HTC Competitive Cycle**: Score: 180  ☑ Meeting a Required Set-Aside  Credit Amount:* $0
- **Recommendation Loan**: The application has a tied score with 05029 and wins the tie. However, it is still not recommended for an award*
- **HOME Loan**: Loan Amount: $0  Recommendation: N/A
- **Housing Trust Fund Loan**: Loan Amount: $0  Recommendation: N/A
- **4% Housing Tax Credits with Bond Issuance**: Credit Amount: $0  Recommendation: N/A
- **Private Activity Bond Issuance with TDHCA**: Bond Amount: $0  Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Cathy's Pointe, TDHCA Number 05097

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 2701 North Grand St.
- **City:** Amarillo
- **Region:** 1
- **Population Served:** Family
- **County:** Potter
- **Zip Code:** 79107
- **Allocation:** Urban/Exurban
- **Development #:** 05097
- **HTC Set Asides:**
  - At-Risk
  - Nonprofit
  - USDA
- **HTC Purpose/Activity:** NC
- **HOME Set Asides:**
  - CHDO
  - Preservation
  - General
- **Owner:** Cathy's Pointe, Ltd.
- **Developer:** CDHM Group, LLC
- **Housing General Contractor:** Charter Contractors, Inc.
- **Architect:** LK Travis & Associates, Inc.
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** PNC Multifamily Capital
- **Supportive Services:** N/A
- **Consultant:** N/A

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Cathy's Pointe, Ltd.
  - Donald Pace - Phone: (321) 453-3127
- **Developer:** CDHM Group, LLC
- **Housing General Contractor:** Charter Contractors, Inc.
- **Architect:** LK Travis & Associates, Inc.
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** PNC Multifamily Capital
- **Supportive Services:** N/A
- **Consultant:** N/A

**UNIT/BUILDING INFORMATION**

- **Total Restricted Units:** 120
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 120
- **Total Development Cost:** $0

**HTC Purpose/Activity:** NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Cathy's Pointe, TDHCA Number 05097

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Seliger, District 31  S Points: 7  US Representative: Thornberry, District 13, NC
TX Representative: Swinford, District 87  NC Points: 0  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC  Resolution of Support from Local Government □
Alan M. Taylor, City Manager, S

Individuals/Businesses: In Support: 1  In Opposition: 78

Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Seliger expressed his support for the Development. One local official expressed his support for the Development as one that will help in meeting the needs for affordable housing. Broad opposition from the public cited an already high existence of low income housing, and concerns about the developer.

North Grand Villas, an existing affordable housing development adjacent to the proposed site, expressed its opposition to the Development as one that would have an adverse economic impact on North Grand Villas. They also oppose the Development as an inappropriate concentration of tax credit units for the community. Attorney Mitch Carthel expressed his opposition to the Development. Area residents expressed opposition to the Development on the basis of too many apartment projects already existing in the neighborhood.

There was general support from a non-official.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
## Recommendation by the Executive Award and Review Advisory Committee

### Cathy's Pointe, TDHCA Number 05097

<table>
<thead>
<tr>
<th>Source</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
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<tr>
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<td>Score: 147</td>
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<td>Housing Trust Fund Loan</td>
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<td>$0</td>
</tr>
<tr>
<td>Meeting a Required Set-Aside</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**Basic Development Information**

<table>
<thead>
<tr>
<th>Development #</th>
<th>05099</th>
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<tbody>
<tr>
<td>Site Address</td>
<td>US 81 and Las Palmas Dr.</td>
</tr>
<tr>
<td>City</td>
<td>Cotulla</td>
</tr>
<tr>
<td>Region</td>
<td>11</td>
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<tr>
<td>Population Served</td>
<td>Family</td>
</tr>
<tr>
<td>County</td>
<td>La Salle</td>
</tr>
<tr>
<td>Zip Code</td>
<td>78014</td>
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<td>Allocation</td>
<td>Rural</td>
</tr>
<tr>
<td>HTC Set Asides:</td>
<td>□ At-Risk □ Nonprofit □ USDA</td>
</tr>
<tr>
<td>HTC Purpose/Activity:</td>
<td>NC</td>
</tr>
<tr>
<td>HOME Set Asides:</td>
<td>□ CHDO □ Preservation □ General</td>
</tr>
<tr>
<td>Bond Issuer</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Owner and Development Team**

- **Owner:** MM Pointe, Ltd.
  - Donald Pace - Phone: (321) 453-3127
- **Developer:** CDHM Group, LLC
- **Housing General Contractor:** Charter Contractors, Inc.
- **Architect:** LK Travis & Associates, Inc.
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** PNC Multifamily Capital
- **Supportive Services:** N/A
- **Consultant:** N/A

**Unit/Building Information**

- **Total Restricted Units:** 76
- **Total Development Units:** 76
- **Total Development Cost:** $0
- **Owner/Employee Units:** 0
- **Market Rate Units:** 0
- **Number of Residential Buildings:** 12
- **Type of Building:** 5 units or more/Fourplex

**Funding Information**

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>$0</td>
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<td>0</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<td>$0</td>
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<tr>
<td>Bond Allocation Amount:</td>
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</tr>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Zaffirini, District 21  S  Points: 7  US Representative: Cuellar, District 28, NC
TX Representative: King, District 80  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Juan R. Dominguez, Mayor, City of Cotulla  Resolution of Support from Local Government
Higinio Martinez, Jr, City Administrator, S
Joel Rodriguez, Jr, County Judge, S

Individuais/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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Zaffirini expressed her support for the Development as one that will provide affordable apartments with social amenities to tenants. Representative King expressed her support for the Development as one that will bring much needed affordable housing to the community. Local officials expressed their support for the Development as one that will help in meeting the needs for affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
<th>Bond Amount:</th>
<th>Loan Amount:</th>
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<td>9% HTC Competitive Cycle</td>
<td>☑</td>
<td></td>
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<td>$619,762</td>
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<tr>
<td>HOME Loan</td>
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<td>Loan Amount:</td>
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</tr>
<tr>
<td>Housing Trust Fund Loan</td>
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<td>Meeting a Required Set-Aside</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<td>Private Activity Bond Issuance with TDHCA</td>
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<td></td>
<td></td>
<td>Bond Amount:</td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City</th>
<th>Region</th>
<th>Population Served</th>
<th>County</th>
<th>Zip Code</th>
<th>Allocation</th>
<th>HTC Set Asides</th>
<th>HOME Set Asides</th>
<th>Bond Issuer</th>
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</thead>
<tbody>
<tr>
<td>South Ave. K, North of Austin Rd., South of Victory Dr.</td>
<td>05100</td>
<td>Hereford</td>
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<td>Family</td>
<td>Deaf Smith</td>
<td>79045</td>
<td>Rural</td>
<td>At-Risk</td>
<td>CHDO</td>
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</table>

**HTC Purpose/Activity:**
- NC = New Construction
- ACQ = Acquisition
- R = Rehabilitation
- NC/ACQ = New Construction and Acquisition
- NC/R = New Construction and Rehabilitation
- ACQ/R = Acquisition and Rehabilitation

<table>
<thead>
<tr>
<th>HTC Purpose/Activity</th>
<th>Total Restricted Units</th>
<th>Market Rate Units</th>
<th>Owner/Employee Units</th>
<th>Total Development Units</th>
<th>Total Development Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>NC</td>
<td>73</td>
<td>3</td>
<td>0</td>
<td>76</td>
<td>0</td>
</tr>
</tbody>
</table>

**Type of Building:**
- 5 units or more

**Number of Residential Buildings:**
- 5

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## OWNER AND DEVELOPMENT TEAM

- **Owner:** JKST Tierra Blanca Apartments, LP
  - Tammie Goldston - Phone: (806) 383-8784
- **Developer:** KLT Associates, LP/Nations Construction Management
- **Housing General Contractor:** N/A
- **Architect:** Cross Architects, PLLC
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Related Capital Company
- **Supportive Services:** N/A
- **Consultant:** N/A

## UNIT BUILDING INFORMATION

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<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units</th>
<th>Market Rate Units</th>
<th>Owner/Employee Units</th>
<th>Total Development Units</th>
<th>Total Development Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>0</td>
<td>0</td>
<td>76</td>
<td>73</td>
<td>3</td>
<td>0</td>
<td>76</td>
<td>0</td>
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</table>

**Type of Building:**
- 5 units or more

**Number of Residential Buildings:**
- 5

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
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6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Tierra Blanca Apartments, TDHCA Number 05100

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Seliger, District 31 S Points: 7 US Representative: Neugebauer, District 19, NC
TX Representative: Smithee, District 86 S Points: 7 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Seliger and Representative Smithee expressed their support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from either the City of Hereford in the amount of at least $20,700.00 and the Hereford Economic Development Corporation in the amount of at least $53,000, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the due date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

Please note that if you only receive $53,000 from Hereford Economic Development Corporation you will only be eligible for 6 points. Also, if you only receive $20,700 from the City you will be eligible for 0 points.
Development Information, Public Input and Board Summary
Tierra Blanca Apartments, TDHCA Number 05100

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

9% HTC Competitive Cycle:  ☑ Score: 166  ☐ Meeting a Required Set-Aside  Credit Amount:* $0
Recommendation:  The application has a tied score with 05101 and loses the tie. Therefore, it is not recommended for an award.

HOME Loan:  Loan Amount: $0
Recommendation:  N/A

Housing Trust Fund Loan:  ☐ Meeting a Required Set-Aside  Loan Amount: $0
Recommendation:  N/A

4% Housing Tax Credits with Bond Issuance:  Credit Amount: $0
Recommendation:  N/A

Private Activity Bond Issuance with TDHCA:  Bond Amount: $0
Recommendation:  N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### Basic Development Information

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>West of Soncy Rd., North of US Highway 60</th>
<th>Development #:</th>
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<tbody>
<tr>
<td>City:</td>
<td>Canyon</td>
<td>Region:</td>
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<td>County:</td>
<td>Randall</td>
<td>Population Served:</td>
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<tr>
<td>Zip Code:</td>
<td>79015</td>
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<td>Rural</td>
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<td>HTC Set Asides:</td>
<td>☐ At-Risk</td>
<td>☐ Nonprofit</td>
<td>☐ USDA</td>
</tr>
<tr>
<td>HOME Set Asides:</td>
<td>☐ CHDO</td>
<td>☐ Preservation</td>
<td>☐ General</td>
</tr>
<tr>
<td>Bond Issuer:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

HTC Purpose/Activity: NC=
- New Construction, ACQ=
- Acquisition, R=
- Rehabilitation, NC/ACQ=
- New Construction and Acquisition, NC/R=
- New Construction and Rehabilitation, ACQ/R=
- Acquisition and Rehabilitation

### Owner and Development Team

| Owner:          | JKST Creek Crossing Seniors, LP          |
| Developer:      | KLT Associates, LP/Nations Construction Management |
| Housing General Contractor: | N/A                                      |
| Architect:      | Cross Architects, PLLC                   |
| Market Analyst: | Apartment Market Data Research Service  |
| Syndicator:     | Related Capital Company                  |
| Supportive Services: | N/A                                      |
| Consultant:     | N/A                                      |

### Unit/Building Information

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
<th>73</th>
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</thead>
<tbody>
<tr>
<td>8</td>
<td>0</td>
<td>0</td>
<td>76</td>
<td>Market Rate Units:</td>
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<td>0</td>
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<td>0</td>
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<td>Owner/Employee Units:</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>Total Development Cost:</td>
<td>$0</td>
</tr>
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Type of Building: 5 units or more
Number of Residential Buildings: 1

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### Funding Information

<table>
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<th>Housing Tax Credits:</th>
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<th>Term</th>
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<tbody>
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<td>HOME Fund Loan Amount:</td>
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<td>Bond Allocation Amount:</td>
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</table>

6/20/2005 11:30 AM
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Creek Crossing Senior Village, TDHCA Number 05101

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Seliger, District 31  S  Points: 7  US Representative: Thornberry, District 13, NC
TX Representative: Smithee, District 86  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Lois Rice, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Seliger and Representative Smithee expressed their support for the Development. One local official expressed support for the Development as a much needed and appreciated addition to the Canyon area.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from either the City of Canyon in the amount of at least $73,073 or the Canyon Economic Development Corporation in the amount of at least $73,073, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary
Creek Crossing Senior Village, TDHCA Number 05101

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

9% HTC Competitive Cycle: ✅ Score: 166  □ Meeting a Required Set-Aside  Credit Amount:* $394,000
Recommendation: The application has a tied score with 05100 and wins the tie. Therefore, it is recommended for an award.

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance:
Recommendation: N/A

Private Activity Bond Issuance with TDHCA:
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Villa del Arroyo Apartments, TDHCA Number 05102

BASIC DEVELOPMENT INFORMATION

Site Address: 1200 Block of Elm St.
Development #: 05102
City: Midland
Region: 12
Population Served: Family
County: Midland
Zip Code: 79705
Allocation: Urban/Exurban

HTC Set Asides: □ At-Risk □ Nonprofit □ USDA
HTC Purpose/Activity: NC

HOME Set Asides: □ CHDO □ Preservation □ General

Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: Midland Villa del Arroyo, LP
David Diaz - Phone: (432) 682-2520

Developer: Midland Villa del Arroyo, LP

Housing General Contractor: N/A

Architect: Architettura, Inc.

Market Analyst: Mark Temple Real Estate Services

Syndicator: MMA Financial, LLC

Supportive Services: Midland Community Development Corporation

Consultant: KLT Associates, LP

UNIT BUILDING INFORMATION

30% 40% 50% 60%
6 0 0 44

Type of Building: Fourplex
Number of Residential Buildings: 13

Total Restricted Units: 50
Market Rate Units: 2
Owner/Employee Units: 0
Total Development Units: 52
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

Applicant Request
Housing Tax Credits: $445,000
Housing Trust Fund Loan Amount: $0
HOME Fund Loan Amount: $0
Bond Allocation Amount: $0

Department Analysis

Amort Term Rate
$0 0 0
$0 0 0
$0 0 0
$0 0 0

6/20/2005 11:30 AM
Public Comment Summary

State/Federal Officials with Jurisdiction:

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<th>Official</th>
<th>District</th>
<th>Support</th>
<th>Points</th>
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<tbody>
<tr>
<td>TX Senator</td>
<td>Seliger, District 31</td>
<td>S</td>
<td>7</td>
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<tr>
<td>TX Representative</td>
<td>Craddick, District 82</td>
<td>S</td>
<td>7</td>
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<tr>
<td>US Representative</td>
<td>Conaway, District 11, NC</td>
<td>NC</td>
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Local Officials and Other Public Officials:

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<th>Official</th>
<th>Support</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor/Judge</td>
<td>Michael J. Canon, Mayor, S</td>
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<td>US Senator</td>
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Resolution of Support from Local Government: ☐

Individuals/Businesses:

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</tr>
<tr>
<td>In</td>
<td>0</td>
</tr>
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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. Note that inelible letters received a score of 12.

Comunidad in Action, Vicky Hailey

Letter Score: 24

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will provide affordable housing in the area of the association; new housing will greatly improve the general area and nearby dilapidated homes; the computer training on site will give residents and their children an opportunity for personal growth; the development area clearly has a need for affordable housing; and it will improve the economy.

General Summary of Comment:

Senator Seliger expressed his support for the Development. Representative Craddick expressed his support for the Development as one that will bring quality affordable housing to the community. One local official expressed support for the Development as one that will spur economic development in a distressed Midland neighborhood.

There were no letters of opposition.

Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of four (4) vouchers from Central Texas Housing Assistance Programs, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
<th>Bond Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>The application has a tied score with 05117 and loses the tie. Therefore, it is not recommended for an award.</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005

Development Information, Public Input and Board Summary
Elm Grove Senior Village, TDHCA Number 05103

BASIC DEVELOPMENT INFORMATION

Site Address: West of Upland Ave., South of 26th St., North of 34th St. Development #: 05103
City: Lubbock Region: 1 Population Served: Elderly
County: Lubbock Zip Code: 79407 Allocation: Urban/Exurban
HTC Set Asides: □ At-Risk □ Nonprofit □ USDA HTC Purpose/Activity: NC
HOME Set Asides: □ CHDO □ Preservation □ General
Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: JKST Elm Grove Seniors, LP
Tammie Goldston - Phone: (806) 383-8784
Developer: JKST Elm Grove Seniors, LP

Housing General Contractor: Nations Construction Management, Inc.
Architect: Cross Architects, PLLC
Market Analyst: Apartment Market Data Research Service
Syndicator: MMA Financial, LLC
Supportive Services: N/A
Consultant: N/A

UNIT BUILDING INFORMATION

30%  40%  50%  60%  Total Restricted Units: 96
10   0   0   100
Type of Building: 5 units or more
Number of Residential Buildings: 1

Total Development Units: 100
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>0</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Elm Grove Senior Village, TDHCA Number 05103

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Duncan, District 28  NC Points: 0  US Representative: Neugebauer, District 19, NC
TX Representative: Isett, District 84  NC Points: 0  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Marc McDougal, Mayor, S  Resolution of Support from Local Government □
Jim Gilbreath, City Council, District 6, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Local officials expressed their support for the Development as one that will provide affordable housing to seniors in an under-served area of Lubbock.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from either the City of Lubbock in the amount of at least $96,096 or the Lubbock Economic Development Corporation in the amount of at least $96,096, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
# Development Information, Public Input and Board Summary

**Elm Grove Senior Village, TDHCA Number 05103**

<table>
<thead>
<tr>
<th><strong>RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle: [✓] Score: <strong>154</strong> [☐] Meeting a Required Set-Aside</td>
</tr>
<tr>
<td>Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>HOME Loan:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
</tbody>
</table>

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**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**June 27, 2005**  
**Development Information, Public Input and Board Summary**  
**Landing at Moses Lake, TDHCA Number 05104**

### BASIC DEVELOPMENT INFORMATION
- **Site Address:** Southwest Corner of Loop 197 and 34th St. North  
- **City:** Texas City  
- **County:** Galveston  
- **Development #:** 05104  
- **Population Served:** Family  
- **Allocation:** Urban/Exurban  
- **HTC Purpose/Activity:** NC  
- **Total Restricted Units:** 96  
- **Total Development Units:** 100  
- **HTC Set Asides:**  
  - At-Risk  
  - Nonprofit  
  - USDA  
- **HOME Set Asides:**  
  - CHDO  
  - Preservation  
  - General

### OWNER AND DEVELOPMENT TEAM
- **Owner:** Landing at Moses Lake, LP  
  - Mike Lollis - Phone: (417) 866-3000  
- **Developer:** Grey Oaks Development  
- **Housing General Contractor:** N/A  
- **Architect:** Melton Henry Architects  
- **Market Analyst:** Mark Temple Real Estate Services  
- **Syndicator:** MMA Financial, LLC  
- **Supportive Services:** N/A  
- **Consultant:** KLT Associates, LP

### UNIT BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>0</td>
<td>0</td>
<td>100</td>
</tr>
</tbody>
</table>

- **Type of Building:** Fourplex  
- **Number of Residential Buildings:** 25  
- **Market Rate Units:** 4  
- **Owner/Employee Units:** 0  
- **Total Development Units:** 100  
- **Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>HOME Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
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</tr>
</tbody>
</table>

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Development Information, Public Input and Board Summary
Landing at Moses Lake, TDHCA Number 05104

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Jackson, District 11       Points: 7       US Representative: Paul, District 14, NC
TX Representative: Eiland, District 23 Points: 7       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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Jackson expressed his support for the Development as one that will be a tremendous benefit to the community. Representative Eiland expressed his support for the Development as one that will be a strong addition to the Texas City community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
## Recommendation by the Executive Award and Review Advisory Committee is Based On:

<table>
<thead>
<tr>
<th>Loan Type</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount</th>
<th>Loan Amount</th>
</tr>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>Not Recommended</td>
<td>171</td>
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<td>$0</td>
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<tr>
<td>HOME Loan</td>
<td>N/A</td>
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<td></td>
<td>$0</td>
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</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Kingswood Village, TDHCA Number 05108

BASIC DEVELOPMENT INFORMATION

Site Address: 521 South 27th Ave.  Development #: 05108
City: Edinburg  Region: 11  Population Served: Family
County: Hidalgo  Zip Code: 78539  Allocation: Urban/Exurban
HTC Set Asides: [✓] At-Risk  [☐] Nonprofit  [☐] USDA  HTC Purpose/Activity: ACQ/R
HOME Set Asides: [☐] CHDO  [☐] Preservation  [☐] General
Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: Kingswood South 27th, LP
Doug Gurkin - Phone: (512) 264-1020
Developer: EAH TX 2004, LP
Housing General Contractor: Capital Home Repair
Architect: Lloyd, Walker Jary & Associates
Market Analyst: O’Connor & Associates
Syndicator: Related Capital Company
Supportive Services: N/A
Consultant: DJ Welchel Consulting

UNIT BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>80</td>
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</table>
Type of Building: Detached Residence
Number of Residential Buildings: 80

Total Restricted Units: 80
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 80
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
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</table>

6/20/2005 11:30 AM
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:


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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Hinojosa and Representative Pena expressed their support for the development as one that will renovate existing units to a like new condition with a long-term commitment to affordability. Local officials expressed their support for the Development as one that will provide safe, decent, affordable housing.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>N/A</td>
<td>132</td>
<td>☑</td>
<td>$349,985</td>
<td>$0</td>
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<tr>
<td>HOME Loan</td>
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<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
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<td>☐</td>
<td>$0</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Country Village Apartments, TDHCA Number 05109

BASIC DEVELOPMENT INFORMATION
Site Address: 2401 North Lillie St. Development #: 05109
City: San Angelo Region: 12 Population Served: Family
County: Tom Green Zip Code: 76903 Allocation: Urban/Exurban
Total Development Units: 160

HTC Set Asides: ✔ At-Risk □ Nonprofit □ USDA HTC Purpose/Activity: ACQ/R
HOME Set Asides: □ CHDO □ Preservation □ General
Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM
Owner: North Lillie, LP
Doug Gurkin - Phone: (512) 264-1020
Developer: EAH TX 2005, LP
Housing General Contractor: Concept Builders
Architect: Lloyd, Walker Jary & Associates
Market Analyst: O'Connor & Associates
Syndicator: Related Capital Company
Supportive Services: N/A
Consultant: DJ Welchel Consulting

UNIT/BUILDING INFORMATION
30% 40% 50% 60% Total Restricted Units: 160
0 0 0 160 Market Rate Units: 0

Type of Building: 5 units or more Owner/Employee Units: 0
Number of Residential Buildings: 20 Total Development Units: 160

Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION
Applicant Request Department Analysis Amort Term Rate
Housing Tax Credits: $666,473 $0 0 0 0
Housing Trust Fund Loan Amount: $0 $0 0 0 0
HOME Fund Loan Amount: $0 $0 0 0 0
Bond Allocation Amount: $0 $0 0 0 0

6/20/2005 11:30 AM
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Duncan, District 28  S  Points: 7  US Representative: Conaway, District 11, NC
TX Representative: Campbell, District 72  S  Points: 7  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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Duncan expressed his support for the Development as a positive contribution to the need for affordable housing that will provide a long term commitment to affordability. Representative Campbell expressed his support for the Development as one that will rehabilitate and preserve affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount: *</th>
<th>Bond Amount:</th>
<th>Loan Amount:</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle:</td>
<td>132</td>
<td>Yes</td>
<td>$666,473</td>
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<td>0</td>
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<td>HOME Loan:</td>
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<td>0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td>N/A</td>
<td>No</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
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<td></td>
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<td>0</td>
<td>0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>N/A</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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**MULTIFAMILY FINANCE PRODUCTION DIVISION**

**June 27, 2005**

**Development Information, Public Input and Board Summary**

**St. Gerard Apartments, TDHCA Number 05113**

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
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<th>100 Cornejo Dr.</th>
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<tr>
<td>City:</td>
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</tr>
<tr>
<td>Region:</td>
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<tr>
<td>County:</td>
<td>Cameron</td>
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<td>Zip Code:</td>
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<td>05113</td>
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<tr>
<td>Population Served:</td>
<td>Family</td>
</tr>
<tr>
<td>Allocation:</td>
<td>Urban/Exurban</td>
</tr>
</tbody>
</table>

**HTC Set Asides:**
- At-Risk: □
- Nonprofit: □
- USDA: □
- HTC Purpose/Activity: ACQ/R

**HOME Set Asides:**
- CHDO: □
- Preservation: □
- General: □

**Bond Issuer:** N/A

**HTC Purpose/Activity:** NC=New Construction, ACQ= Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R= Acquisition and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Cornejo Lopez Enterprises, LP
- **Elia C. Lopez - Phone:** (956) 639-2911
- **Developer:** Cornejo Lopez Enterprises, LP
- **Housing General Contractor:** Ruben Rodriguez, Inc.
- **Market Analyst:** Novogradac & Company, LLP
- **Syndicator:** JER Hudson Housing Capital
- **Supportive Services:** Decision Makers, Inc.
- **Consultant:** Anderson Capital, LLC

### UNIT/BUILDING INFORMATION

<table>
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<tr>
<th>30%</th>
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<th>60%</th>
<th>Total Restricted Units: 65</th>
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<tr>
<td>7</td>
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<tr>
<td>Type of Building:</td>
<td>5 units or more/Duplex</td>
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<td>Number of Residential Buildings:</td>
<td>31</td>
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</table>

**Market Rate Units:** 0
**Owner/Employee Units:** 0
**Total Development Units:** 65
**Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

| Housing Tax Credits: | $311,941 |
| Housing Trust Fund Loan Amount: | $0 |
| HOME Fund Loan Amount: | $0 |
| Bond Allocation Amount: | $0 |

<table>
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<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</thead>
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<td>$311,941</td>
<td>$0</td>
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6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
St. Gerard Apartments, TDHCA Number 05113

PUBLIC COMMENTS SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator:  Lucio, District 27  S  Points:  7  US Representative: Ortiz, District 27, NC
TX Representative: Solis, District 38  S  Points:  7  US Senator:  NC

Local Officials and Other Public Officials:
Mayor/Judge:  NC  Resolution of Support from Local Government  □
Gilberto Hinojosa, 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. Note that ineligible letters received a score of 12.

St. Gerard Apartments Neighborhood Organization, San Juanita Gallegos  Letter Score:  24  S or O:  S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the organization supports improvements to the neighborhood and reductions in crime and feels that the renovation will help in this regard and will stop devaluing their properties; it will reduce vandalism and graffiti; it will reduce the presence of drugs and drug dealing; it will eliminate motorcycle gang presence; and it will reduce the use of the property for dumping.

General Summary of Comment:
Congressman Ortiz expressed his support for the Development as one that will provide viable options to residents of San Benito. Senator Lucio expressed his support for the Development as one that will enhance the quality of life for residing at the complex. Representative Solis expressed his support for the Development as one that will provide adequate housing for underprivileged citizens. Local officials, organizations, and residents expressed their support for the Development as one that will help in meeting the needs for affordable housing.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of six (6) vouchers from the City of San Benito Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Recommendation by the Executive Award and Review Advisory Committee is based on:

9% HTC Competitive Cycle:  ✔ Score: 196  □ Meeting a Required Set-Aside  Credit Amount:* $311,941
Recommendation:  Has a competitive score within its allocation type within its region.

HOME Loan:  Loan Amount:  $0
Recommendation:  N/A

Housing Trust Fund Loan:  □ Meeting a Required Set-Aside  Loan Amount:  $0
Recommendation:  N/A

4% Housing Tax Credits with Bond Issuance:  Credit Amount:  $0
Recommendation:  N/A

Private Activity Bond Issuance with TDHCA:  Bond Amount:  $0
Recommendation:  N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Copperwood Seniors Apartments, TDHCA Number 05114

BASIC DEVELOPMENT INFORMATION

| Site Address: | NEC of Smithstone Drive and Somerall Drive | Development #: | 05114 |
| City: | Houston | Region: | 6 |
| County: | Harris | Zip Code: | 77084 |
| HTC Set Asides: | □ At-Risk | □ Nonprofit | □ USDA |
| HOME Set Asides: | □ CHDO | □ Preservation | □ General |
| Bond Issuer: | N/A |

HTC Purpose/Activity: NC

OWNER AND DEVELOPMENT TEAM

Owner: Houston Copperwood III, LP
Michael Robinson - Phone: (713) 850-7168

Developer: Robinson Capital & Investment, Inc.

Housing General Contractor: RCI Construction, LLC

Architect: Hill & Frank Architects, Inc.

Market Analyst: Butler Burgher, Inc.

Syndicator: SunAmerican Affordable Housing Partners, Inc.

Supportive Services: Southwestern Housing Resources, Inc.

Consultant: N/A

UNIT/BUILDING INFORMATION

| 30% | 40% | 50% | 60% | Total Restricted Units: | 72 |
| 0 | 0 | 0 | 72 |
| Type of Building: | 5 units or more |
| Number of Residential Buildings: | 3 |

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

| Applicant Request | Department Analysis | Amort | Term | Rate |
| Housing Tax Credits: | $518,137 | $0 | 0 | 0 | 0 |
| Housing Trust Fund Loan Amount: | $0 | $0 | 0 | 0 | 0 |
| HOME Fund Loan Amount: | $0 | $0 | 0 | 0 | 0 |
| Bond Allocation Amount: | $0 | $0 | 0 | 0 | 0 |
MULTIFAMILY FINANCE PRODUCTION DIVISION

Development Information, Public Input and Board Summary
Copperwood Seniors Apartments, TDHCA Number 05114

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Lindsay, District 7 NC Points: 0 US Representative: Culberson, District 7, NC
TX Representative: Van Arsdale, District 130 NC Points: 0 US Senator: NC

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

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. Note that ineligible letters received a score of 12.

General Summary of Comment:
No letters of support or opposition were received for this Development.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from Harris County in the amount of at least $1,100,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Copperwood Seniors Apartments, TDHCA Number 05114

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

9% HTC Competitive Cycle: ☑ Score: 154  ☐ Meeting a Required Set-Aside  Credit Amount:* $0

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

HOME Loan:  Loan Amount: $0

Recommendation: N/A

Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside  Loan Amount: $0

Recommendation: N/A

4% Housing Tax Credits with Bond Issuance:  Credit Amount: $0

Recommendation: N/A

Private Activity Bond Issuance with TDHCA:  Bond Amount: $0

Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Wahoo Frazier Townhomes, TDHCA Number 05116

**BASIC DEVELOPMENT INFORMATION**

| Site Address: East side of Blocks 4700-4900 Hatcher St. | Development #: 05116 |
| City: Dallas | Region: 3 | Population Served: Family |
| County: Dallas | Zip Code: 75210 | Allocation: Urban/Exurban |
| HTC Set Asides: | At-Risk | Nonprofit | USDA | HTC Purpose/Activity: NC |
| HOME Set Asides: | CHDO | Preservation | General |
| Bond Issuer: N/A |

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

**OWNER AND DEVELOPMENT TEAM**

Owner: Wahoo Frazier, LP
  Lester Nevels - Phone: (214) 951-8327
Developer: Wahoo Development, Inc.
Housing General Contractor: N/A
Architect: Brown, Reynolds, Watford
Market Analyst: CB Richard Ellis
Syndicator: N/A
Supportive Services: The Housing Authority of the City of Dallas, Texas
Consultant: Coats, Rose, Yale, Ryman & Lee, P.C.

**UNIT/BUILDING INFORMATION**

<table>
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<tr>
<th>30%</th>
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<tr>
<td>12</td>
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<td>0</td>
<td>106</td>
<td>Market Rate Units: 23</td>
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<tr>
<td>Type of Building: Townhome</td>
<td>Owner/Employee Units: 0</td>
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<td>Number of Residential Buildings: 23</td>
<td>Total Development Units: 118</td>
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<td>Total Development Cost: $0</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<td>Bond Allocation Amount:</td>
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6/20/2005 11:30 AM
Development Information, Public Input and Board Summary

Wahoo Frazier Townhomes, TDHCA Number 05116

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: West, District 23  S  Points: 7  US Representative: Johnson, District 30, NC
TX Representative: Hodge, District 100  S  Points: 7  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:

Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

Frazier Courts Resident Council, Geraldine Fuller  Letter Score: 24  S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it creates additional housing opportunities; it meets the needs of families in the area; it creates a mixed-income community; it redevelops a community that has suffered from years of disinvestment, high crime and lack of services; the developer has included the neighborhood; and the construction will create jobs.

General Summary of Comment:
Senator West expressed his support for the Development as one that will help in the transformation of the neighborhood by providing much needed affordable housing. Representative Hodge expressed her support for the Development as one that will meet the needs of the community while creating mixed income neighborhoods.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Amount</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Loan Amount</th>
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<td>9% HTC Competitive Cycle</td>
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<td>187</td>
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<td>Housing Trust Fund Loan</td>
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<td>4% Housing Tax Credits with Bond Issuance</td>
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<td>$0</td>
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*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Key West Village - Phase II, TDHCA Number 05117

BASIC DEVELOPMENT INFORMATION

Site Address: 1600 Clements St.  Development #: 05117
City: Odessa  Region: 12  Population Served: Elderly
County: Ector  Zip Code: 79763  Allocation: Urban/Exurban
HTC Set Asides:  At-Risk  Nonprofit  USDA  HTC Purpose/Activity: NC
HOME Set Asides:  CHDO  Preservation  General
Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition,
NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: Odessa Senior Housing Partnership II, Ltd.
Bernadine Spears - Phone: (432) 333-1088
Developer: SWHP Development, LP
Housing General Contractor: N/A
Architect: Beeler Guest Owens Architects, LP
Syndicator: MMA Financial, LLC
Supportive Services: Housing Authority of Odessa
Consultant: Dan Allgeier

UNIT/BUILDING INFORMATION

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Type of Building: Fourplex
Number of Residential Buildings: 9
Total Restricted Units: 36
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 36
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

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<th></th>
<th>Applicant Request</th>
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MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Key West Village - Phase II, TDHCA Number 05117

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Seliger, District 31  S  Points: 0  US Representative: Conaway, District 11, NC
TX Representative: West, District 81  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Larry L. Melton, Mayor, City of Odessa, S
Raymond Chavez, Chairperson, Odessa Housing Authority, S

Individuals/Businesses: In Support: 2  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. Note that ineligible letters received a score of 12.

Waymakers Neighborhood Association, Inc., Claudette Jones  Letter Score: 24  S or O: S

This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: seniors in the area need affordable housing; the development will enhance the area and improve the housing options within the neighborhood; it will encourage additional growth and revitalization; it will improve residential and commercial property values; it will aid in developing community pride; and it will discourage deterioration.

General Summary of Comment:

Senator Seliger expressed his support for the Development. Representative West expressed his support for the Development as one that will provide assistance in an area where current resources are limited. Local officials and one citizen expressed their support for the Development as one that will help in meeting the needs for affordable housing.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
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<th>9% HTC Competitive Cycle:</th>
<th>Score: 183</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>$179,585</th>
</tr>
</thead>
</table>

**Recommendation:** The application has a tied score with 05102 and wins the tie. Therefore, it is recommended for an award.

- **HOME Loan:**
  - Recommendation: N/A
  - Loan Amount: $0

- **Housing Trust Fund Loan:**
  - Recommendation: N/A
  - Loan Amount: $0

- **4% Housing Tax Credits with Bond Issuance:**
  - Recommendation: N/A
  - Credit Amount: $0

- **Private Activity Bond Issuance with TDHCA:**
  - Recommendation: N/A
  - Bond Amount: $0

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### Development Information, Public Input and Board Summary

**Vista Verde I & II Apartments, TDHCA Number 05118**

**BASIC DEVELOPMENT INFORMATION**

<table>
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<th>Development #:</th>
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<td>Region:</td>
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<tr>
<td>City: San Antonio</td>
<td>Population Served</td>
<td>Family</td>
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<td>County:</td>
<td>Allocation:</td>
<td>Urban/Exurban</td>
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<td>County: Bexar</td>
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<tr>
<td>HTC Set Asides:</td>
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<td>USDA</td>
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<tr>
<td>HTC Purpose/Activity:</td>
<td>ACQ/R</td>
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<tr>
<td>Owner:</td>
<td>810/910 North Frio St., LP</td>
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<td>Developer:</td>
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<td>Housing General Contractor:</td>
<td>Brownstone Development, LP</td>
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<td>Architect:</td>
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<td>Market Analyst:</td>
<td>Butler Burgher, Inc.</td>
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<tr>
<td>Syndicator:</td>
<td>JER Hudson Housing Capital</td>
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<td>Supportive Services:</td>
<td>Housing and Community Service, Inc.</td>
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</tr>
<tr>
<td>Consultant:</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

**OWNERS AND DEVELOPMENT TEAM**

| Owner: 810/910 North Frio St., LP |
| Phone: (210) 270-4600 |

**UNIT/BUILDING INFORMATION**

- **Total Restricted Units**: 190
- **Market Rate Units**: 0
- **Owner/Employee Units**: 0
- **Total Development Units**: 190
- **Total Development Cost**: $0
- **Type of Building**: 5 units or more
- **Number of Residential Buildings**: 15

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$1,126,771</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
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</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Vista Verde I & II Apartments, TDHCA Number 05118

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Van De Putte, District 26 [S] Points: 7 US Representative: Gonzalez, District 20, NC [S] Points: 7
TX Representative: Villarreal, District 123 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Patti Radle, Councilwomen, District 5, S

Individuals/Businesses:
In Support: 123 In Opposition:

Points: 7 Points: 7

State/Federal Officials with Jurisdiction:
Van De Putte, District 26 [S]
Villarreal, District 123 [S]

Individuals/Businesses:
Vista Verde II Residents Advisory Council, G.B. Letter Score: 12 [S or O: S]
This association's letter was found to be ineligible, however the basis for their support as reflected in their letter is: the development will allow residents to have central heat and air, thereby reducing the noisy window units and making the whole apartment climate comfortable; it will reduce utility bills for residents; it will modernize the grounds, adding safety features while making the property more accessible; and it will provide additional services such as computer training and after-school programs for children, which will enable residents to strive toward self-sufficiency.

Vista Verde I Residents Advisory Council, Mary Nela Letter Score: 12 [S or O: S]
This association's letter was found to be ineligible, however the basis for their support as reflected in their letter is: the development will allow residents to have central heat and air, thereby reducing the noisy window units and making the whole apartment climate comfortable; it will reduce utility bills for residents; it will modernize the grounds, adding safety features while making the property more accessible; and it will provide additional services such as computer training and after-school programs for children, which will enable residents to strive toward self-sufficiency.

General Summary of Comment:
Senator Van de Putte expressed her support for the Development as one that will improve the lives of the 190 individuals/families currently residing in the development. Representative Villarreal expressed his support for the Development as one that will provide many beneficial programs and services to the tenants at no additional cost. Local officials, community organizations, and current residents expressed their support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of San Antonio in the amount of at least $300,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice...
Development Information, Public Input and Board Summary
Vista Verde I & II Apartments, TDHCA Number 05118

will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

3. Receipt, review, and acceptance of evidence of a commitment from the City of San Antonio in the amount of at least $300,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

9% HTC Competitive Cycle: □ Score: 173  ✔ Meeting a Required Set-Aside  Credit Amount:* $1,126,771

Recommendation: Has a competitive score within the At-Risk Set-Aside.

HOME Loan:  Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan:  □ Meeting a Required Set-Aside  Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance:  Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA:  Bond Amount: $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION

Development Information, Public Input and Board Summary
Las Palmas Garden Apartments, TDHCA Number 05119

BASIC DEVELOPMENT INFORMATION

Site Address: 1014 South San Eduardo St.  Development #:  05119
City: San Antonio  Region:  9  Population Served:  Family
County: Bexar  Zip Code:  78237  Allocation:  Urban/Exurban
HTC Set Asides:  ☑ At-Risk  ☑ Nonprofit  ☐ USDA  HTC Purpose/Activity:  ACQ/R
HOME Set Asides:  ☐ CHDO  ☐ Preservation  ☐ General
Bond Issuer:  N/A

OWNER AND DEVELOPMENT TEAM

Owner:  TX Las Palmas Housing, LP
David Marquez - Phone: (210) 228-0560
Developer:  UrbanProgress Corporation
Housing General Contractor:  Brownstone Development, LP
Market Analyst:  Apartment Market Data Research Service
Syndicator:  JER Hudson Housing Capital, LLC
Supportive Services:  Housing and Community Services, Inc.
Consultant:  N/A

UNIT/BUILDING INFORMATION

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<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
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<tbody>
<tr>
<td>3</td>
<td>38</td>
<td>59</td>
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</table>

Total Restricted Units:  100
Market Rate Units:  0
Owner/Employee Units:  0
Total Development Units:  100
Total Development Cost:  $0

Type of Building:  5 units or more
Number of Residential Buildings:  8

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<td>HOME Fund Loan Amount:</td>
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<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
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</tr>
</tbody>
</table>
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary
Las Palmas Garden Apartments, TDHCA Number 05119

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Van De Putte, District 26  S  Points: 7  US Representative: Gonzalez, District 20, NC
TX Representative: Castro, District 125  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC
Enrique M. Barrera, Councilman, District 6, S
Paul Elizondo, County Commissioner, Precinct 2, S
Richard M. Bocanegra, Superintendent, S

Individuals/Businesses:
In Support: 89  In Opposition: 0

Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

Community Workers Council, Lucy M. Hall  Letter Score: 24  S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because it will give people an opportunity to live in a top rate apartment with improvements and may help to increase the student enrollment in the Edgewood ISD.

Prospect Hill Neighborhood Association, Jason Mata  Letter Score: 24  S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: it will encourage new development and revitalize the area; it will modernize a very old property; it will provide a place for after school programs and tutoring; and will provide a place for adult education and socializing.

Las Palmas Gardens Apartments Resident Council, Rosario Marty  Letter Score: 24  S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will encourage new development and help revitalize the area; the development will provide a building for after-school tutoring for area children; and the project will modernize a very old building with new air conditioning and heating and make the units accessible for persons with disabilities.

Avenida Guadalupe Association, Manuel Leal III  Letter Score: 24  S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because it will provide much needed decent, affordable housing for families living in the area.

General Summary of Comment:
Congressman Gonzalez expressed his support for the Development as one that will fulfill a need for quality affordable housing in the San Antonio area. Senator Van de Putte and Representative Castro expressed their support for the Development as one that will provide many beneficial programs and services to tenants. Local officials and existing tenants expressed their support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.  
6/20/2005 11:30 AM
1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**Development Information, Public Input and Board Summary**

Las Palmas Garden Apartments, TDHCA Number 05119

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

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<thead>
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<th>9% HTC Competitive Cycle:</th>
<th>Score: 167</th>
<th>Meeting a Required Set-Aside</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>HOME Loan:</th>
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<tbody>
<tr>
<td>Recommendation:</td>
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<table>
<thead>
<tr>
<th>Housing Trust Fund Loan:</th>
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<tbody>
<tr>
<td>Recommendation:</td>
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</tbody>
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<table>
<thead>
<tr>
<th>4% Housing Tax Credits with Bond Issuance:</th>
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<tbody>
<tr>
<td>Recommendation:</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Private Activity Bond Issuance with TDHCA:</th>
<th>Bond Amount:</th>
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</thead>
<tbody>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
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</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**Development Information, Public Input and Board Summary**

**Twelve Oaks Apartments, TDHCA Number 05122**

**Basic Development Information**

<table>
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<th>Site Address</th>
<th>Development #:</th>
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<tbody>
<tr>
<td>2405 Highway 12</td>
<td>05122</td>
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<table>
<thead>
<tr>
<th>City</th>
<th>Region</th>
<th>Population Served</th>
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<tr>
<td>Vidor</td>
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<td>Family</td>
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<table>
<thead>
<tr>
<th>County</th>
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<th>Allocation</th>
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<tbody>
<tr>
<td>Orange</td>
<td>77662</td>
<td>Rural</td>
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**HTC Set Asides:**
- At-Risk
- Nonprofit
- USDA
- HTC Purpose/Activity: NC

**HOME Set Asides:**
- CHDO
- Preservation
- General

**Bond Issuer:** N/A

**Owner and Development Team**

- Owner: Vidor Twelve Oaks, LP
  - Ike Akbari - Phone: (409) 724-0020

- Developer: Itex Developers, LLC
- Housing General Contractor: N/A
- Architect: N/A
- Market Analyst: The Gerald Teel Co.
- Syndicator: Related Capital
- Supportive Services: Housing Authority of the City of Port Arthur
- Consultant: Gannon Outsourcing, Inc.

**Unit/Building Information**

- 30%: 8
- 40%: 0
- 50%: 0
- 60%: 62
- Type of Building: 5 units or more
- Number of Residential Buildings: 6
- Total Restricted Units: 70
- Market Rate Units: 0
- Owner/Employee Units: 0
- Total Development Units: 70
- Total Development Cost: $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

**Funding Information**

<table>
<thead>
<tr>
<th>Housing Tax Credits</th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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| Housing Trust Fund Loan Amount | $0 | $0 | 0 | 0 | 0 |
| HOME Fund Loan Amount          | $0 | $0 | 0 | 0 | 0 |
| Bond Allocation Amount         | $0 | $0 | 0 | 0 | 0 |
Development Information, Public Input and Board Summary
Twelve Oaks Apartments, TDHCA Number 05122

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
- TX Senator: Williams, District 4, S, Points: 7
- TX Representative: Hamilton, District 19, S, Points: 7
- US Representative: Brady, District 8, NC
- US Senator: NC

Local Officials and Other Public Officials:
- Mayor/Judge: Joe Hopkins, Mayor, City of Vidor, S
- Robert E. Madding, Superintendent, S
- Carl K. Thibodeaux, Orange County Judge, S
- Beamon Minton, Commissioner, Precinct 4, S

Individuals/Businesses:
- In Support: 5
- 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Congressman Brady expressed his support for the Development. Senator Williams expressed his support for the Development as one that will address a need for affordable, moderate income housing. Representative Hamilton expressed his support for the Development as one that will bring good, decent housing for those who otherwise cannot afford it. Local officials expressed their support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of seven (7) vouchers from the Port Arthur Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
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<th>Score: 168</th>
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<td>Not Recommended:</td>
<td></td>
<td>Does not have a competitive enough score within its allocation type within its region.</td>
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<tr>
<td>HOME Loan:</td>
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<td>Loan Amount:</td>
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</tr>
<tr>
<td>Recommendation:</td>
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<td>Housing Trust Fund Loan:</td>
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<td>Loan Amount:</td>
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<td>4% Housing Tax Credits with Bond Issuance:</td>
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<td>Recommendation:</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
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<td>Recommendation:</td>
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<td></td>
<td></td>
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</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
TownParc at Amarillo, TDHCA Number 05124

BASIC DEVELOPMENT INFORMATION

Site Address: Woodward Ave. & Kirkland Dr.  
City: Amarillo  
County: Potter  
Development #: 05124  
Region: 1  
Population Served: Family  
Zip Code: 79106  
Allocation: Urban/Exurban  
HTC Purpose/Activity: NC

OWNER AND DEVELOPMENT TEAM

Owner: Lone Star State Housing, LP  
Christopher C. Finlay - Phone: (904) 694-1015  
Developer: Finlay Development, LLC  
Housing General Contractor: Finlay Construction, LLC  
Architect: Parker & Associates  
Market Analyst: Apartment Market Data Research Service  
Syndicator: Simpson Housing Solutions, LLC  
Supportive Services: Texas Inter-Faith Management Corporation  
Consultant: Michael Hartman

UNIT BUILDING INFORMATION

30%  40%  50%  60%  
15 % 0 0 129
Total Restricted Units: 144  
Type of Building: 5 units or more  
Number of Residential Buildings: 6  
Market Rate Units: 0  
Owner/Employee Units: 0  
Total Development Units: 144  
Total Development Cost: $0

FUNDING INFORMATION

Housing Tax Credits: $931,177  
Housing Trust Fund Loan Amount: $0  
HOME Fund Loan Amount: $0  
Bond Allocation Amount: $0

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
TownParc at Amarillo, TDHCA Number 05124

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Seliger, District 31  S  Points: 7  US Representative: Thornberry, District 13, NC
TX Representative: Swinford, District 87  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC  Resolution of Support from Local Government
Alan M. Taylor, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Seliger expressed his support for the Development. Representative Swinford expressed his support for the Development as one that will address the safe, affordable housing needs of Amarillo. One local official expressed in a resolution their support for the Development as one that will help in meeting the needs for affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Amarillo in the amount of at least $88,796, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
<table>
<thead>
<tr>
<th>Recommendation by the Executive Award and Review Advisory Committee is Based On:</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle: ☑️ Score: 160 □ Meeting a Required Set-Aside Credit Amount:* $931,177</td>
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<tr>
<td>Recommendation: Has a competitive score within its allocation type within its region.</td>
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<tr>
<td>HOME Loan: Loan Amount: $0</td>
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<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>Housing Trust Fund Loan: □ Meeting a Required Set-Aside Loan Amount: $0</td>
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<td>Recommendation: N/A</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance: Credit Amount: $0</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA: Bond Amount: $0</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**Development Information, Public Input and Board Summary**

**La Villita Apartments Phase II, TDHCA Number 05125**

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 2828 Rockwell Dr.
- **City:** Brownsville
- **Region:** 11
- **County:** Cameron
- **Zip Code:** 78520
- **Total Development Units:** 80
- **Population Served:** Family
- **Allocation:** Urban/Exurban
- **HTC Purpose/Activity:** NC
- **Owner:** Housing Associates of Brownsville II, Ltd.
- **Mark Musemeche - Phone:** (713) 522-4141
- **Developer:** M Group LLC
- **Housing General Contractor:** Muse Limited Inc.
- **Architect:** M group Architects Inc.
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** MMA Financial LLC
- **Supportive Services:** N/A
- **Consultant:** N/A

### UNIT BUILDING INFORMATION

- **Total Restricted Units:** 80
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 80
- **Total Development Cost:** $0

### FUNDING INFORMATION

<table>
<thead>
<tr>
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<th>Amort</th>
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<tr>
<td>HOME Fund Loan Amount</td>
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<td>0</td>
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<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Multifamily Finance Production Division

Development Information, Public Input, and Board Summary

La Villita Apartments Phase II, TDHCA Number 05125

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

| TX Senator: Lucio, District 27 | Points: 7 | US Representative: Ortiz, District 27, NC |
| TX Representative: Oliveira, District 37 | Points: 7 | US Senator: NC |

Local Officials and Other Public Officials:

| Mayor/Judge: NC | Resolution of Support from Local Government | 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Congressman Ortiz expressed his support for the Development as one that will provide viable options to residents of Brownsville. Senator Lucio expressed his support for the Development as one that will provide much needed apartments designated for low-income families. Representative Oliveira expressed his support for the Development as one that will meet the needs of low and very low-income households.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Brownsville in the amount of at least $281,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

<table>
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<tr>
<th>Recommendation</th>
<th>Allocated 9% HTC Score</th>
<th>Meeting Required Set-Aside</th>
<th>Credit Amount*</th>
<th>Loan Amount</th>
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<tbody>
<tr>
<td>HOME Loan</td>
<td></td>
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<td></td>
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<tr>
<td>Recommendation: N/A</td>
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<td>Housing Trust Fund Loan:</td>
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<td>Recommendation: N/A</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
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<td>Recommendation: N/A</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
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<td>Recommendation: N/A</td>
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</table>

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## BASIC DEVELOPMENT INFORMATION

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<th>Development #:</th>
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<td>Region:</td>
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<td>Population Served:</td>
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<td>County:</td>
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<td>Zip Code:</td>
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<td>Allocation:</td>
<td>Urban/Exurban</td>
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<tr>
<td>HTC Set Asides:</td>
<td>- At-Risk, Nonprofit, USDA</td>
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<tr>
<td>HTC Purpose/Activity:</td>
<td>NC</td>
</tr>
<tr>
<td>HOME Set Asides:</td>
<td>CHDO, Preservation, General</td>
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<tr>
<td>Bond Issuer:</td>
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</table>

**HTC Purpose/Activity:** NC = New Construction, ACQ = Acquisition, R = Rehabilitation, NC/ACQ = New Construction and Acquisition, NC/R = New Construction and Rehabilitation, ACQ/R = Acquisition and Rehabilitation

## OWNER AND DEVELOPMENT TEAM

- **Owner:** C.C.T. Navigation-Cameron, LP
  - Manish Verma - Phone: (210) 240-8376
- **Developer:** GMAT III Development, Ltd.
- **Housing General Contractor:** Galaxy Builders, Ltd.
- **Architect:** Chiles Architects, Inc.
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Paramount Financial Group, Inc.
- **Supportive Services:** Merced Housing Texas
- **Consultant:** Commercial Investment Services, Inc.

## UNIT/BUILDING INFORMATION

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<tr>
<th>30%</th>
<th>40%</th>
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<tbody>
<tr>
<td>13</td>
<td>0</td>
<td>0</td>
<td>111</td>
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- **Total Restricted Units:** 124
- **Market Rate Units:** 8
- **Owner/Employee Units:** 0
- **Total Development Units:** 124
- **Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<td>HOME Fund Loan Amount:</td>
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<td>Bond Allocation Amount:</td>
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<td>0</td>
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</table>
Development Information, Public Input and Board Summary
Navigation Pointe, TDHCA Number 05127

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Hinojosa, District 20  [S] Points: 7  US Representative: Ortiz, District 27, NC
TX Representative: Herrero, District 34  [S] Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Samuel L. Neal, Jr, Mayor, City of Corpus  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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Hinojosa expressed his support for the Development as one that will provide much needed affordable housing in the Corpus Christi area. Representative Herrero expressed his support for the Development as one that will be an added enhancement to a growing community. The City of Corpus Christi expressed its support for the Development as one that will help in meeting the needs for affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Corpus Christi in the amount of at least $125,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 164   ☐ Meeting a Required Set-Aside   Credit Amount:* $800,000
Recommendation: Has a competitive score within its allocation type within its region.

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA: Bond Amount: $0
Recommendation: N/A

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## Development Information, Public Input and Board Summary

**Rhias Oaks Apartments, TDHCA Number 05128**

### BASIC DEVELOPMENT INFORMATION

<table>
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<td>Development #:</td>
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<tr>
<td>City:</td>
<td>Mesquite</td>
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<tr>
<td>County:</td>
<td>Dallas</td>
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<tr>
<td>Owner:</td>
<td>Parkway Housing, LP</td>
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<tr>
<td>Developer:</td>
<td>RLP Development II, LLC</td>
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<tr>
<td>Architect:</td>
<td>KSNG Architects, Inc.</td>
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<tr>
<td>Market Analyst:</td>
<td>Apartment Market Data Research Service</td>
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<tr>
<td>Syndicator:</td>
<td>PNC Multifamily Capital</td>
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<tr>
<td>Supportive Services:</td>
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<tr>
<td>Owner/Employee Units:</td>
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<td>Total Development Units:</td>
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<td>Owner/Employee Units:</td>
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<td>Total Development Cost:</td>
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<tr>
<td>HTC Purpose/Activity:</td>
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<td>HTC Set Asides:</td>
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<td>HOME Set Asides:</td>
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<tr>
<td>Allocation:</td>
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</table>

### OWNER AND DEVELOPMENT TEAM

- Owner: Parkway Housing, LP
- Developer: RLP Development II, LLC
- Housing General Contractor: Integrated Construction & Development, LP
- Architect: KSNG Architects, Inc.
- Market Analyst: Apartment Market Data Research Service
- Syndicator: PNC Multifamily Capital
- Supportive Services: N/A
- Consultant: N/A

### UNIT/BUILDING INFORMATION

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<tr>
<th>Percentage</th>
<th>Total Restricted Units</th>
<th>Market Rate Units</th>
<th>Owner/Employee Units</th>
<th>Total Development Units</th>
<th>Total Development Cost</th>
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<tbody>
<tr>
<td>30%</td>
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<td>21</td>
<td>179</td>
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</table>

- Type of Building: 5 units or more
- Number of Residential Buildings: 10

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
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<th>Amort</th>
<th>Term</th>
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<tr>
<td>HOME Fund Loan Amount</td>
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<td>0</td>
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<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
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</table>
### Public Comment Summary

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

#### State/Federal Officials with Jurisdiction:
- TX Senator: Deuell, District 2: S Points: 7
- Texas Representative: Reyna, District 101: O
- US Representative: District 5, NC: S Points: 0

#### Local Officials and Other Public Officials:
- Mayor/Judge: NC
- Michael Coffey, Assist. Superintendent, O
- Ted Barron, City Manager, O

#### 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. Note that ineligible letters received a score of 12.

South Mesquite Property Owners Association, Roslyn Morris

Letter Score: 24

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the market study supports that there is sufficient demand for the proposed development; the market area for the development is located within the boundaries of the neighborhood organization; the developer is providing a high standard of living for future residents; the property will provide on-site supportive services; the development will expand and improve the current infrastructure; and it will help to revitalize the area.

#### General Summary of Comment:

Senator Deuell expressed his support for the Development as one that will fulfill a need within the community for affordable and safe housing.

Representative Reyna expressed her opposition to the Development as one that is being located in an area which is already heavily populated with low income residents and families.

The Assistant Superintendent expressed his opposition due to the impact on the local elementary school.

The City of Mesquite expressed their opposition to the Development as the city's comprehensive plan has the primary intent to encourage a single family environment in this area.

There was general support from a non-official.

There were no letters of opposition from non-officials.

### Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Meeting a Required Set-Aside</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
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<td>Score: 176</td>
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<tr>
<td>Housing Trust Fund Loan</td>
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</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
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<td></td>
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</tr>
<tr>
<td>Bond Amount</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

First Street Townhomes, TDHCA Number 05129

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 1300-1500 South 1st St.
- **Development #:** 05129
- **City:** Sherman
- **Region:** 3
- **Population Served:** Family
- **County:** Grayson
- **Zip Code:** 75090
- **Allocation:** Urban/Exurban
- **HTC Purpose/Activity:** NC
- **Total Restricted Units:** 36
- **Region:** 3
- **HTC Set Asides:** □ At-Risk □ Nonprofit □ USDA
- **HOME Set Asides:** □ CHDO □ Preservation □ General

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Sherman First St. Townhomes Ltd.
- **Developer:** Rumsey Development, LLC
- **Housing General Contractor:** N/A
- **Architect:** Cross Architects, PLLC
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** MMA Financial, LLC
- **Supportive Services:** N/A
- **Consultant:** N/A

**UNIT/BUILDING INFORMATION**

- **Number of Residential Buildings:** 12
- **Total Development Cost:** $0
- **Type of Building:** Townhome
- **Total Restricted Units:** 36
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0

**FUNDING INFORMATION**

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

*Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.*
Development Information, Public Input and Board Summary
First Street Townhomes, TDHCA Number 05129

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Estes, District 30  S  Points: 7  US Representative: Hall, District 4, NC
TX Representative: Phillips, District 62  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Julie Ellis Starr, Mayor, S
L. Scott Wall, City Manager, O
Hazel Camp E.D., Housing Authority of Grayson County, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Congressman Hall expressed his support for the Development as one that will fulfill a need for quality, affordable housing in the City of Sherman. Senator Estes expressed his support for the Development as one that will provide a positive impact on the City of Sherman and surrounding areas. Representative Phillips expressed his support for the Development as one that will be an asset to the community. Local officials expressed their support for the Development as one that will help in meeting the needs for quality, affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of three (3) vouchers from the Texoma Council of Governments, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(l)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary
First Street Townhomes, TDHCA Number 05129

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

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle: ☑️ Score: 172</td>
<td>Not Recommended</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Meeting a Required Set-Aside</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>HOME Loan:</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
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<td>$0</td>
<td>$0</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### BASIC DEVELOPMENT INFORMATION

| Site Address: 9401 S. First Street | Development #: | 05130 |
| City: Austin | Region: | 7 |
| County: Travis | Zip Code: | 78748 |
| Total Development Units: 192 |

#### HTC Set Asides:
- □ At-Risk
- □ Nonprofit
- □ USDA
- HTC Purpose/Activity: NC

#### HOME Set Asides:
- □ CHDO
- □ Preservation
- □ General

#### Bond Issuer: N/A

**HTC Purpose/Activity:**
- NC = New Construction
- ACQ = Acquisition
- R = Rehabilitation
- NC/ACQ = New Construction and Acquisition
- NC/R = New Construction and Rehabilitation
- ACQ/R = Acquisition and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

| Owner: A.T. South First-Slaughter, LP |
| Developer: GMAT III Development, Ltd. |
| Housing General Contractor: Galaxy Builders, Ltd. |
| Architect: Chiles Architects, Inc. |
| Market Analyst: Apartment Market Data Research Service |
| Syndicator: JER Hudson Housing Capital, LLC |
| Supportive Services: N/A |
| Consultant: Commercial Investment Services, Inc. |

### UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
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</thead>
<tbody>
<tr>
<td>20</td>
<td>19</td>
<td>38</td>
<td>115</td>
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</tbody>
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**Type of Building:** 5 units or more
**Number of Residential Buildings:** 9

**Total Restricted Units:** 192
**Market Rate Units:** 0
**Owner/Employee Units:** 0
**Total Development Units:** 192
**Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

6/20/2005 11:30 AM
# Development Information, Public Input and Board Summary

**Southpark Apartments, TDHCA Number 05130**

## Public Comment Summary

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

**State/Federal Officials with Jurisdiction:**
- **TX Senator:** Wentworth, District 25  
  Points: **7**  
  US Representative: Smith, District 21, NC  
- **TX Representative:** Keel, District 47  
  Points: **0**  
  US Senator: NC

**Local Officials and Other Public Officials:**
- Mayor/Judge: NC  
- Raul Alvarez, Austin City Council, S  
- Samuel T Biscoe, County Judge, S

### In Support:
- 0

### In Opposition:
- 0

**Individuals/Businesses:**

**Neighborhood Input:**

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

**Far South Austin Community Association, Betty Edgemond**  
Letter Score: **24**  
S or O: **S**  
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: they like the scale of the apartments and they are supportive of the need for housing for the working poor.

**Park Ridge Homeowners Association, Rene Lara**  
Letter Score: **24**  
S or O: **S**  
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the developer has presented evidence that the property will not tolerate unruly, disruptive, or delinquent tenants; the project is not directly adjacent to homes in the neighborhood; and the board feels comfortable that the developer will keep open avenues of communication with the neighborhood.

**Tanglewood Oaks Owners Association, Gary Trumbo**  
Letter Score: **24**  
S or O: **S**  
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: there is a need for affordable housing in all areas of town; they believe that the management is crucial to the success of the property; and that higher density, cluster design is good for urban sprawl.

### General Summary of Comment:

Senator Wentworth expressed his support for the Development as one that will provide quality affordable housing in the Austin area. The City of Austin through a resolution expressed its support for the Development as one that will help in meeting the needs for affordable housing.

There were no letters of opposition.

## Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Austin in the amount of at least $195,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(l)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice...
Development Information, Public Input and Board Summary
Southpark Apartments, TDHCA Number 05130

will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary
Southpark Apartments, TDHCA Number 05130

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

- 9% HTC Competitive Cycle: ✔ Score: 171  □ Meeting a Required Set-Aside  Credit Amount:* $0
- Recommendation:  Not Recommended: Does not have a competitive enough score within its allocation type within its region.

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>Birdsong Dr. East of Garth</th>
<th>Development #:</th>
<th>05134</th>
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<tbody>
<tr>
<td>City:</td>
<td>Baytown</td>
<td>Region:</td>
<td>6</td>
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<tr>
<td>County:</td>
<td>Harris</td>
<td>Population Served:</td>
<td>Elderly</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>77521</td>
<td>Allocation:</td>
<td>Urban/Exurban</td>
</tr>
<tr>
<td>HTC Set Asides:</td>
<td>□ At-Risk □ Nonprofit □ USDA □ USDA</td>
<td>HTC Purpose/Activity:</td>
<td>NC</td>
</tr>
<tr>
<td>HOME Set Asides:</td>
<td>□ CHDO □ Preservation □ General</td>
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<td></td>
</tr>
<tr>
<td>Bond Issuer:</td>
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<td></td>
<td></td>
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**OWNER AND DEVELOPMENT TEAM**

<table>
<thead>
<tr>
<th>Owner:</th>
<th>Birdsong Place Villas, LP</th>
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<tbody>
<tr>
<td>Developer:</td>
<td>Kilday Partners, LLC</td>
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<tr>
<td>Housing General Contractor:</td>
<td>N/A</td>
</tr>
<tr>
<td>Architect:</td>
<td>Jim Gwynn Architects</td>
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<td>Market Analyst:</td>
<td>Apartment Market Data Research Service</td>
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<td>Syndicator:</td>
<td>MMA Financial, LLC</td>
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<td>Supportive Services:</td>
<td>N/A</td>
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<td>Consultant:</td>
<td>Gannon Outsourcing Inc.</td>
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**UNIT/BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
<th>96</th>
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<tbody>
<tr>
<td>10</td>
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<td>86</td>
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<td>Number of Residential Buildings:</td>
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**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation
MULTIFAMILY FINANCE PRODUCTION DIVISION

Development Information, Public Input and Board Summary
Birdsong Place Villas, TDHCA Number 05134

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Whitmire, District 15  S Points: 7  US Representative: Poe, District 2, NC
TX Representative: Smith, District 128  S Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC  ResOLUTION OF SUPPORT FROM LOCAL GOVERNMENT:  
Industries/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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Whitmire expressed his support for the Development as one that is designed to meet the quality, safe, affordable housing needs of the Baytown area. Representative Smith expressed his support for the Development as one that will give seniors the chance to reside in decent, safe, and affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of a final report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Baytown in the amount of at least $96,096, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

2. Receipt, review, and acceptance of evidence of a commitment of six (6) vouchers from the City of Baytown, or a rental assistance subsidy in an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

6/20/2005 11:30 AM
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Financial Instrument</th>
<th>Recommendation</th>
<th>Meeting a Required Set-Aside</th>
<th>Score</th>
<th>Credit Amount*</th>
<th>Bond Amount</th>
<th>Loan Amount</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>Not Recommended</td>
<td>Yes</td>
<td>170</td>
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<tr>
<td>HOME Loan</td>
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<td></td>
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<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>Yes</td>
<td></td>
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</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<td>N/A</td>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Villas at German Spring, TDHCA Number 05135

BASIC DEVELOPMENT INFORMATION

Site Address: 600-700 Block of E. Torrey St.  Development #: 05135
City: New Braunfels  Region: 9  Population Served: Elderly
County: Comal  Zip Code: 78130  Allocation: Urban/Exurban
HTC Set Asides:  □ At-Risk  ✔ Nonprofit  □ USDA  HTC Purpose/Activity: NC
HOME Set Asides:  □ CHDO  □ Preservation  ✔ General
Bond Issuer: N/A

OWNER AND DEVELOPMENT TEAM

Owner: Villas at German Spring, LP
Les Kilday - Phone: (713) 914-9400
Developer: Kilday Partners, LLC
Housing General Contractor: N/A
Architect: Jim Gwynn Architects
Market Analyst: Apartment Market Data Research Service
Syndicator: PNC Multifamily Capital
Supportive Services: N/A
Consultant: N/A

UNIT/BUILDING INFORMATION

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<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>0</td>
<td>0</td>
<td>86</td>
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</tr>
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</table>

Total Restricted Units: 96

Type of Building: 5 units or more
Number of Residential Buildings: 2

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

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<td>$0</td>
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<td>0</td>
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</tr>
</tbody>
</table>

6/20/2005 11:30 AM
MULTIFAMILY FINANCE PRODUCTION DIVISION

Development Information, Public Input and Board Summary
Villas at German Spring, TDHCA Number 05135

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Wentworth, District 25 S Points: 7 US Representative: Smith, District 21, NC
TX Representative: Casteel, District 73 S Points: 7 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Wentworth expressed his support for the Development as one that will provide quality affordable housing for the elderly in the New Braunfels area. Representative Casteel expressed his support for the Development as one that will address the housing needs of the New Braunfels area. The City of New Braunfels expressed its support for the Development as one that will help in meeting the needs for affordable housing.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from TDHCA for either HOME or HTF funds in the amount of at least $500,000 or a commitment from the City of New Braunfels in the amount of at least $336,096 or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

3. It should be noted that points were awarded under scoring item 5A; however, the application is also eligible to receive points under 5B in the event that the funding under 5A can not be confirmed. In this case, evidence must be submitted of a commitment of nine (9) vouchers from the New Braunfels Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary
Villas at German Spring, TDHCA Number 05135

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

9% HTC Competitive Cycle: ☑ Score: 174  ☐ Meeting a Required Set-Aside  Credit Amount:* $0
Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

HOME Loan:  Loan Amount: $0
Recommendation: Note that recommendations for HOME funds will be made to the Board on July 14, 2005

Housing Trust Fund Loan:  Loan Amount: $0
Recommendation: Note that recommendations for HTF funds will be made to the Board on July 14, 2005

4% Housing Tax Credits with Bond Issuance:  Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA:  Bond Amount: $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Los Ebanos Apartments, TDHCA Number 05137

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 1103 Lincoln St.
- **City:** Zapata
- **Region:** 11
- **County:** Zapata
- **Zip Code:** 78076
- **Development #:** 05137
- **Population Served:** Elderly
- **Region:** 11
- **HTC Purpose/Activity:** NC
- **Home Set Asides:** CHDO
- **Total Restricted Units:** 28
- **Home Set Asides:** CHDO
- **Total Development Units:** 28
- **HTC Purpose/Activity:** NC
- **Total Development Cost:** $0

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** HVM Zapata II, Ltd.
- **Developer:** HVM Housing, LLC
- **Housing General Contractor:** Hoover Construction, Inc.
- **Architect:** W.S. Allen and Associates
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** BHHH, Inc.
- **Supportive Services:** N/A
- **Consultant:** N/A

**UNIT BUILDING INFORMATION**

- **Type of Building:** Fourplex
- **Number of Residential Buildings:** 7
- **Total Restricted Units:** 28
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 28
- **Total Development Cost:** $0

**FUNDING INFORMATION**

<table>
<thead>
<tr>
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<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Los Ebanos Apartments, TDHCA Number 05137

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Zaffirini, District 21 NC Points: 0 US Representative: Cuellar, District 28, NC
TX Representative: Guillen, District 31 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: David Morales, Zapata County Judge, S
Joe Rathmell, Zapata County Commissioner Precinct 3, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Local officials expressed their support for the Development as one that will be a great benefit to the community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
## RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
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<tr>
<td>9% HTC Competitive Cycle</td>
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<td>$0</td>
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<tr>
<td>HOME Loan</td>
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<tr>
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<td>N/A</td>
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<td></td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
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</table>

- **Meeting a Required Set-Aside**
- **Score:** 131

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

The Arbors at Rose Park, TDHCA Number 05141

**BASIC DEVELOPMENT INFORMATION**

| Site Address: 2702 South 7th St. | Development #: | 05141 |
| City: Abilene | Region: | 2 |
| County: Taylor | Population Served: | Elderly |
| Zip Code: 79605 | Allocation: | Urban/Exurban |

**HTC Set Asides:**
- At-Risk
- Nonprofit
- USDA
- HTC Purpose/Activity: NC

**HOME Set Asides:**
- CHDO
- Preservation
- General

**Owner and Development Team**

- Owner: Abilene DMA Housing, LP
- Developer: DMA Development Company, LLC
- Housing General Contractor: Global Construction Company, LLC
- Architect: Chiles Architects, Inc.
- Market Analyst: Integra Realty Resources
- Syndicator: Related Capital Company
- Supportive Services: N/A
- Consultant: N/A

**UNIT/BUILDING INFORMATION**

- Total Restricted Units: 77
- Market Rate Units: 3
- Owner/Employee Units: 0
- Total Development Units: 80
- Total Development Cost: $0

**FUNDING INFORMATION**

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<td>Bond Allocation Amount:</td>
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<td>$0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
The Arbors at Rose Park, TDHCA Number 05141

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:


Local Officials and Other Public Officials:

Mayor/Judge: Norm Archibald Mayor, S
Sam J. Chase, City Council, Place 1, S
John Hill, Abilene City Councilman, Place 4, S

Resolution of Support from Local Government  □

Individuals/Businesses:

In Support: 0  In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

Amarillo-Highland Neighborhood, John Inman Letter Score: 24  S or O: S

This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the location is ideal for seniors due to nearby amenities; the design is appropriate for the population and will have excellent on-site amenities; the developer is working with a neighborhood association architecture committee on the design; and the developer is a quality developer.

General Summary of Comment:

Senator Fraser expressed his support for the Development as one that will contribute significantly in assisting the need for quality, safe, affordable housing for seniors residents of Abilene and Taylor County. Representative Hunter expressed his support for the Development as it will address a definite need for affordable housing in the community. Local officials expressed their support for the Development as one that will help in meeting the needs for affordable senior housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
## Recommendation by the Executive Award and Review Advisory Committee is Based On:

<table>
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<tr>
<th>Type</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount: *</th>
<th>Loan Amount:</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle:</td>
<td>☑</td>
<td>$0</td>
<td></td>
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**Recommendation:**
The application has a tied score with 05141 and loses the tie. Therefore, it is not recommended for an award.

<table>
<thead>
<tr>
<th>Type</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
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<tbody>
<tr>
<td>HOME Loan</td>
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**Recommendation:** N/A

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<tr>
<th>Type</th>
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<tbody>
<tr>
<td>Housing Trust Fund Loan:</td>
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**Recommendation:** Note that recommendations for HTF funds will be made to the Board on July 14, 2005

<table>
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<tr>
<th>Type</th>
<th>Credit Amount:</th>
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<tbody>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
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**Recommendation:** N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Bond Amount:</th>
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<tbody>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>$0</td>
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</table>

**Recommendation:** N/A

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Wesleyan Retirement Homes, TDHCA Number 05142

Site Address: 1105 South Church St.
City: Georgetown
Region: 7
Population Served: Elderly
County: Williamson
Zip Code: 78626
Allocation: Urban/Exurban

HTC Set Asides: □ At-Risk □ Nonprofit □ USDA
HTC Purpose/Activity: ACQ/R
HOME Set Asides: □ CHDO □ Preservation □ General
Bond Issuer: N/A

Owner: Georgetown Senior Housing, LP
Chris Spence - Phone: (512) 863-2528

Developer: Wesleyan Homes, Inc.
Housing General Contractor: The Covenant Group
Architect: Chiles Architects, Inc.
Market Analyst: O'Connor & Associates
Syndicator: N/A
Supportive Services: N/A
Consultant: Diana McIver & Associates

30% 40% 50% 60%
6 0 0 44

Type of Building: 5 units or more
Number of Residential Buildings: 1

Total Restricted Units: 50
Market Rate Units: 1
Owner/Employee Units: 0
Total Development Units: 51
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
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<tr>
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<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<tbody>
<tr>
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</table>
Development Information, Public Input and Board Summary
Wesleyan Retirement Homes, TDHCA Number 05142

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:
TX Senator: Ogden, District 5  S  Points: 7  US Representative: Carter, District 31, NC
TX Representative: Gattis, District 20  S  Points: 7  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. Note that ineligible letters received a score of 12.

Heart of Georgetown Neighborhood Association, Renee Hanson
Letter Score: 24  S or O: S

This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: there is tremendous need for senior housing in Georgetown; the location is ideal for senior development because of amenities; the development will support downtown Georgetown in its efforts to maintain a viable downtown; the design and amenities are desirable for seniors; and the developer is a quality builder and a respected community member.

General Summary of Comment:
Senator Ogden and Representative Gattis expressed their support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of five (5) vouchers from the City of Georgetown Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

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<th>Program</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount</th>
<th>Loan Amount</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑️ Has a competitive score within its allocation type within its region.</td>
<td>192</td>
<td>☐</td>
<td>$372,791</td>
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<tr>
<td>HOME Loan</td>
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<tr>
<td>Housing Trust Fund Loan</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
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<td></td>
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<td>$0</td>
<td>$0</td>
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</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## BASIC DEVELOPMENT INFORMATION

| Site Address: | 200 North Spring Branch Trail |
| City: | Springtown |
| County: | Parker |
| Zip Code: | 76082 |
| Development #: | 05146 |
| Region: | 3 |
| Population Served: | Family |
| HTC Set Asides: | □ At-Risk, ✓ Nonprofit, □ USDA |
| HTC Purpose/Activity: | NC |
| HOME Set Asides: | ✓ CHDO, □ Preservation, □ General |
| Bond Issuer: | N/A |

### OWNER AND DEVELOPMENT TEAM

- **Owner:** AHPC Spring Garden V, LP
  - A. G. Swan - Phone: 8172205585
- **Developer:** Affordable Housing of Parker County, Inc.
- **Housing General Contractor:** Affordable Housing of Parker County, Inc.
- **Architect:** L.P. Carter
- **Market Analyst:** Integra Realty Resources
- **Syndicator:** N/A
- **Supportive Services:** Affordable Housing of Parker County, Inc.
- **Consultant:** Diana Mclver & Associates

### UNIT/BUILDING INFORMATION

| 30% | 40% | 50% | 60% | Total Restricted Units: | 40 |
| --- | --- | --- | --- | Market Rate Units: | 0 |
| 4 | 0 | 16 | 20 | Owner/Employee Units: | 0 |
| Type of Building: | Duplex |
| Number of Residential Buildings: | 20 |
| Total Development Units: | 40 |
| Total Development Cost: | $0 |

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
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Development Information, Public Input and Board Summary
Spring Garden V, TDHCA Number 05146

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Estes, District 30  S  Points: 7  US Representative: Granger, District 12, S
TX Representative: King, District 61  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Wayne La Cava, Mayor Pro-Tem, S  Resolution of Support from Local Government
Craig Estes, Senator, District 30, S

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

General Summary of Comment:
Senator Estes and Representative King expressed their support for the Development as one that will benefit the working class families of the city of Springtown. Mayor Pro-Tem La Cava expressed his support for the Development as the kind of housing that is needed in Springtown. Congresswoman Granger emphasized her support for the area's senior citizen population to receive affordable housing.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from TDHCA for HOME funds in the amount of at least $600,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
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<tr>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount (*)</th>
<th>Loan Amount</th>
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<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑</td>
<td></td>
<td>$292,831</td>
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<tr>
<td>Recommendation: Has a competitive score within its allocation type within its region.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME Loan:</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation: Note that recommendations for HOME funds will be made to the Board on July 14, 2005</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation: N/A</td>
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<td></td>
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<td></td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td></td>
<td></td>
<td>$0</td>
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<tr>
<td>Recommendation: N/A</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
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<td>$0</td>
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<tr>
<td>Recommendation: N/A</td>
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</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
July 27, 2005
Development Information, Public Input and Board Summary
Courtland Square Apartments, TDHCA Number 05149

BASIC DEVELOPMENT INFORMATION

Site Address: 3500 Block of West 8th St.
City: Odessa
County: Ector
Zip Code: 79764
Population Served: Family
Region: 12
Development #: 05149
Total Development Units: 128
Allocation: Urban/Exurban

HTC Purpose/Activity: NC

Owner: Courtland Square Partners, LP
Developer: San Jacinto Realty Services, LLC
Housing General Contractor: William Taylor & Co.
Architect: Thompson Nelson Group
Market Analyst: Apartment Market Data Research Service
Syndicator: MMA Financial, LLC
Supportive Services: Odessa Housing Finance Corp.
Consultant: Magill Development Company, LLC

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition,
NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

UNIT BUILDING INFORMATION

Type of Building: 5 units or more
Number of Residential Buildings: 10
Total Restricted Units: 128
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 128
Total Development Cost: $0

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Courtland Square Apartments, TDHCA Number 05149

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Seliger, District 31  S  Points: 7  US Representative: Conaway, District 11, NC
TX Representative: West, District 81  S  Points: 7

Local Officials and Other Public Officials:
Mayor/Judge: Larry L. Melton, Mayor, City of Odessa, S  Resolution of Support from Local Government  □
Wendell Solis, Superintendent of Schools, S
Jerry D. Caddel, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Seliger expressed his support for the Development. Representative West expressed his support for the Development as one that will give families a chance to reside in high quality, safe, and affordable housing. Local officials expressed their support for the Development as one that will help in meeting the needs for affordable housing.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the Odessa Housing Finance Corporation in the amount of at least $450,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Courtland Square Apartments, TDHCA Number 05149

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

9% HTC Competitive Cycle: ☑ Score: 176   □ Meeting a Required Set-Aside  Credit Amount:*  $0

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

HOME Loan:   Loan Amount:  $0
Recommendation: N/A

Housing Trust Fund Loan:   □ Meeting a Required Set-Aside  Loan Amount:  $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance:  Credit Amount:  $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA:  Bond Amount:  $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Deer Palms, TDHCA Number 05151

BASIC DEVELOPMENT INFORMATION

| Site Address: Southwest Corner of Deer Ave. and Railroad Dr. | Development #: | 05151 |
| City: El Paso | Region: | 13 |
| County: El Paso | Zip Code: | 79924 |
| HTC Set Asides: At-Risk | Nonprofit | USDA |
| HOME Set Asides: CHDO | Preservation | General |
| Bond Issuer: | N/A |

OWNER AND DEVELOPMENT TEAM

Owner: Tropicana Building Corporation
Developer: Tropicana Building Corporation
Housing General Contractor: Tropicana Building Corporation
Architect: David Marquez A & E
Market Analyst: Zacour and Associates
Syndicator: Sun America Affordable Housing Solutions
Supportive Services: YWCA Credit Counseling Service
Consultant: N/A

UNIT/BUILDING INFORMATION

| 30% 40% 50% 60% | Total Restricted Units: | 152 |
| 16 0 0 136 |
| Type of Building: Fourplex | Market Rate Units: | 0 |
| Number of Residential Buildings: 38 | Owner/Employee Units: | 0 |

FUNDING INFORMATION

| Applicant Request | Department Analysis | Amort | Term | Rate |
| Housing Tax Credits: | $872,495 | $0 | 0 | 0 | 0 |
| Housing Trust Fund Loan Amount: | $0 | $0 | 0 | 0 | 0 |
| HOME Fund Loan Amount: | $0 | $0 | 0 | 0 | 0 |
| Bond Allocation Amount: | $0 | $0 | 0 | 0 | 0 |

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Deer Palms, TDHCA Number 05151

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Shapleigh, District 29 S Points: 7
TX Representative: Pickett, District 79 S Points: 7
US Representative: Reyes, District 16, NC 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Shapleigh expressed his support for the Development as one that will provide quality, safe, affordable housing for soldiers and residents of El Paso. Representative Pickett expressed his support for the Development as one that will satisfy the need for housing for the enlisted soldiers stationed in El Paso.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of fourteen (14) vouchers from the City of El Paso Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

3. Receipt, review, and acceptance of evidence of a commitment of funding from the Center Against Family Violence of at least $225,500, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Program</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle: ✔️ Score: <strong>173</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation: Has a competitive score within its allocation type within its region.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME Loan:</td>
<td></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td>Recommendation: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td>□ Meeting a Required Set-Aside</td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td>Recommendation: N/A</td>
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<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td>Recommendation: N/A</td>
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<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td>Recommendation: N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City</th>
<th>Region</th>
<th>Population Served</th>
<th>County</th>
<th>Zip Code</th>
<th>Allocation</th>
<th>HTC Purpose/Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>4866 Hercules Ave.</td>
<td>0512</td>
<td>El Paso</td>
<td>13</td>
<td>Family</td>
<td>El Paso</td>
<td>79907</td>
<td>Urban/Exurban</td>
<td>NC</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**HTC Set Asides:**
- [x] Nonprofit
- [ ] USDA
- [ ] NC

**HOME Set Asides:**
- [ ] CHDO
- [ ] Preservation
- [ ] General

**Owner:** PV Community Development Corporation

**Developer:** PV Community Development Corporation

**Owner:** PV Community Development Corporation

**Syndicator:** Sun America Affordable Housing Partners

**Supportive Services:** YWCA Credit Counseling Service

**Consultant:** N/A

**UNIT/BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
<th>Market Rate Units:</th>
<th>Owner/Employee Units:</th>
<th>Total Development Units:</th>
<th>Total Development Cost:</th>
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<tbody>
<tr>
<td>4</td>
<td>0</td>
<td>8</td>
<td>24</td>
<td>36</td>
<td>0</td>
<td>0</td>
<td>36</td>
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</table>

**Type of Building:** Fourplex

**Number of Residential Buildings:** 9

**FUNDING INFORMATION**

<table>
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<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
<td>Housing Tax Credits:</td>
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<td>$0</td>
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<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
- TX Senator: Shapleigh, District 29  
  Points: 7  
  US Representative: Reyes, District 16, NC  
  Points: 7

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

Individuals/Businesses: In Support: 3  
  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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Shapleigh expressed his support for the Development as one that will provide quality, safe, affordable housing for soldiers and residents of El Paso. Representative Moreno expressed his support for the Development as one that will be in place to house the elderly and the handicapped.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of four (4) vouchers from the City of El Paso Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

3. Receipt, review, and acceptance of evidence of a commitment of funding from the Center Against Family Violence of at least $65,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Recommendation by the Executive Award and Review Advisory Committee is based on:

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
<th>Bond Amount</th>
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<td>9% HTC Competitive Cycle:</td>
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<tr>
<td>HOME Loan:</td>
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<td>Housing Trust Fund Loan:</td>
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</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
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<td>$0</td>
<td></td>
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</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>N/A</td>
<td>$0</td>
<td></td>
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</tbody>
</table>

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**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**June 27, 2005**

**Development Information, Public Input and Board Summary**  
**Mission Palms, TDHCA Number 05153**

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>3 Miles South of Thompson Rd. off Socorro Rd.</th>
<th>Development #:</th>
<th>05153</th>
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<tbody>
<tr>
<td>City:</td>
<td>San Elizario</td>
<td>Region:</td>
<td>13</td>
</tr>
<tr>
<td>County:</td>
<td>El Paso</td>
<td>Population Served:</td>
<td>Family</td>
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<tr>
<td>Zip Code:</td>
<td>79849</td>
<td>Allocation:</td>
<td>Rural</td>
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<tr>
<td>HTC Set Asides:</td>
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<td>HTC Purpose/Activity:</td>
<td>NC</td>
</tr>
<tr>
<td>HOME Set Asides:</td>
<td>□ CHDO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bond Issuer:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Tropicana Building Corporation  
  - Bobby Bowling - Phone: (915) 821-3550  
- **Developer:** Tropicana Building Corporation  
- **Housing General Contractor:** Tropicana Building Corporation  
- **Architect:** David Marquez A & E  
- **Market Analyst:** Zacour and Associates  
- **Syndicator:** SunAmerica Affordable Housing Partners  
- **Supportive Services:** YWCA Credit Counseling Service  
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION

- **Type of Building:** Fourplex  
- **Number of Residential Buildings:** 19

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
<th>76</th>
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<tbody>
<tr>
<td>8</td>
<td>0</td>
<td>39</td>
<td>29</td>
<td>Market Rate Units:</td>
<td>0</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Owner/Employee Units:</td>
<td>0</td>
</tr>
</tbody>
</table>

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>Housing Trust Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

6/20/2005 11:30 AM
Mission Palms, TDHCA Number 05153

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19
Points: 7
US Representative: Reyes, District 16, NC
Points: 7

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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Madla expressed his support for the Development as one that is designed to address the needs of the growing community, especially for those who face financial hardships. Representative Quintanilla expressed his support for the Development as one that will provide much needed relief to some colonia residents.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of twelve (12) vouchers from the City of El Paso Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If this funding commitment will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

- **9% HTC Competitive Cycle:**  
  - Score: 167  
  - Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

- **Meeting a Required Set-Aside**  
  - Credit Amount:* $0

- **HOME Loan:**  
  - Recommendation: N/A

- **Loan Amount:** $0

- **Housing Trust Fund Loan:**  
  - Recommendation: N/A

- **Meeting a Required Set-Aside**  
  - Loan Amount: $0

- **4% Housing Tax Credits with Bond Issuance:**  
  - Recommendation: N/A

- **Credit Amount:** $0

- **Private Activity Bond Issuance with TDHCA:**  
  - Recommendation: N/A

- **Bond Amount:** $0

---

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## Development Information, Public Input and Board Summary

### Canyon's Landing, TDHCA Number 05155

#### Basic Development Information

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Northeast and Northwest Corner of Church Dr. and Ave. C</td>
<td>05155</td>
<td>Poteet</td>
<td>9</td>
<td>Family</td>
<td>Atascosa</td>
<td>78065</td>
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<td>No</td>
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<td>USDA</td>
<td>Legacy Renewal, Inc.</td>
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<td>Developer: Legacy Renewal, Inc.</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Housing General Contractor: David Anderson Home, Inc.</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Architect: MSA of San Antonio</td>
<td></td>
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</tr>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Market Analyst: Novogradac &amp; Company, LLP</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Syndicator: MMA Financial Warehousing, LLC</td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<td></td>
<td>Supportive Services: Legacy Renewal, Inc.</td>
<td></td>
<td></td>
<td></td>
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</tr>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td>Consultant: N/A</td>
<td></td>
<td></td>
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</tbody>
</table>

#### Unit Building Information

- **Type of Building:** Fourplex
- **Number of Residential Buildings:** 0
- **Total Restricted Units:** 32
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 32
- **Total Development Cost:** $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

#### Funding Information

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<td>HOME Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

| TX Senator: Zaffirini, District 21 | Points: 7 | US Representative: Cuellar, District 28, NC |
| TX Representative: Gonzalez Toureilles, District | Points: 7 |

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. Note that ineligible letters received a score of 12.

Strawberry Hill Neighborhood Association, Oscar Montemayor

Letter Score: 24  S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: there is tremendous need for affordable housing in Poteet and Atascosa County; the property will generate an economic stimulus to the city and area; the property will provide much needed life skills supportive services to the residents; and the architectural style and building materials will enhance the neighborhood and complement the infrastructure improvements planned by the city through its revitalization plan.

General Summary of Comment:

Senator Zaffirini expressed her support for the Development as one that will help meet Poteet's growing need for safe, affordable housing for low income families. Representative Toureilles expressed her support for the Development as one that will be an asset to the community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
# Development Information, Public Input and Board Summary

Canyon's Landing, TDHCA Number 05155

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

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Score</th>
<th>Credit Amount</th>
<th>Loan Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>✔</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan:</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.

---

**Meeting a Required Set-Aside**

- Bond Amount: $0
- Credit Amount: $0
- Loan Amount: $0

---

**Recommendation**

- Note that recommendations for HTF funds will be made to the Board on July 14, 2005

---

**6/20/2005 11:30 AM**
Development Information, Public Input and Board Summary
The Villas at Costa Almadena, TDHCA Number 05158

BASIC DEVELOPMENT INFORMATION

Site Address: 6000 Block of New Braunfels Ave.  
City: San Antonio  
County: Bexar  
City: San Antonio  
County: Bexar  
Region: 9  
Population Served: Family  
Allocation: Urban/Exurban  
HTC Set Asides:  
- At-Risk  
- Nonprofit  
- USDA  
HTC Purpose/Activity: NC  
HOME Set Asides:  
- CHDO  
- Preservation  
- General  
Bond Issuer: N/A  

OWNER AND DEVELOPMENT TEAM

Owner: Costa Almadena, Ltd.  
Developer: Merced Housing Texas  
Housing General Contractor: NRP Contractors, LLC  
Architect: Alamo Architect  
Market Analyst: Apartment Market Data Research Service  
Syndicator: Paramount Financial Group  
Supportive Services: Merced Housing Texas  
Consultant: NRP Holdings, LLC

UNIT/BUILDING INFORMATION

30% 40% 50% 60%  
- 0 0 150 0  
Type of Building: 5 units or more  
Number of Residential Buildings: 9  
Total Restricted Units: 144  
Market Rate Units: 6  
Owner/Employee Units: 0  
Total Development Units: 150  
Total Development Cost: $0

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
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</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
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</tbody>
</table>

Note: Specific bedroom break downs and development costs will be available upon finalization of an underwriting report.
## Development Information, Public Input and Board Summary

The Villas at Costa Almadena, TDHCA Number 05158

### 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>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>TX Senator: Madla, District 19</td>
<td>S</td>
<td>7</td>
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<tr>
<td>TX Representative: Puente, District 119</td>
<td>S</td>
<td>7</td>
</tr>
<tr>
<td>US Representative: Smith, District 21, NC</td>
<td></td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Local Officials and Other Public Officials:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Mayor/Judge: NC</td>
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<tr>
<td>Ronaldo H. Segovia, Councilman District #3, S</td>
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</tr>
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</table>

### 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. Note that ineligible letters received a score of 12.

- **Highland Hills Neighborhood Association, Christel Villarreal**
  - **Letter Score: 24**
  - [S] or [O]: S
  - This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will assist in the redevelopment of affordable housing; it will provide much-needed social services for the children in the area; the development team has worked actively with the neighborhood; and the team has a proven track record for long-term involvement in their projects.

### General Summary of Comment:

Senator Madla expressed his support for the Development as one that is designed to address the needs of a growing community, especially for those that face financial hardships. Representative Puente expressed his support for the Development as one that will give families the chance to reside in high quality, safe, and affordable housing. Councilman Segovia expressed the developers efforts to work with the community.

There were no letters of opposition.

### CONDITIONS OF COMMITMENT

- Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

- Receipt, review, and acceptance of evidence of a commitment from the City of San Antonio for HOME funds in the amount of at least $500,000 and a commitment from the City of San Antonio for fee waivers in the amount of $100,000, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

Please note that if only the fee waiver in the amount of $100,000 is received, only 6 points will be awarded. Likewise, if only the HOME funds in the amount of $500,000 are received, only 12 points will be awarded.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Type of Loan</th>
<th>Recommendation</th>
<th>Credit Amount</th>
<th>Loan Amount</th>
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<td>☐ Meeting a Required Set-Aside</td>
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<td>HOME Loan</td>
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<td>Loan Amount: $0</td>
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</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>Loan Amount: $0</td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>Credit Amount: $0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>Bond Amount: $0</td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
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<th>Corner of South Zarzamora St. and Ceralvo St.</th>
<th>Development #:</th>
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<th>City:</th>
<th>San Antonio</th>
<th>Region:</th>
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<td>□ Nonprofit</td>
<td>□ USDA</td>
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<td>HOME Set Asides:</td>
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<td>□ Preservation</td>
<td>□ General</td>
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<td>Bond Issuer:</td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** San Juan Square, Ltd.
  - Henry A. Alvarez III - Phone: (210) 220-3308
- **Developer:** San Antonio Housing Development Corporation
- **Housing General Contractor:** NRP Contractors, LLC
- **Architect:** Alamo Architect
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Paramount Financial Group
- **Supportive Services:** San Antonio Housing Authority
- **Consultant:** NRP Holdings, LLC

### UNIT/BUILDING INFORMATION

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<th>50%</th>
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<td>Total Development Cost:</td>
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**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
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<td>Housing Trust Fund Loan Amount:</td>
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<td>HOME Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
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</tbody>
</table>
PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:

| TX Senator: Van De Putte, District 26 | Points: 7 | US Representative: Gonzalez, District 20, NC |
| TX Representative: Puente, District 119 | Points: 7 | US Senator: NC |

Local Officials and Other Public Officials:

Mayor/Judge: NC
Patti Radle, Councilwomen, District 5, S

Individuals/Businesses:

In Support: 3 In Opposition: 0

Resolution of Support from Local Government

San Juan Homes Resident Council, Rose Bazan
Letter Score: 24 S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will assist in the redevelopment of affordable housing; it will provide much-needed social services for the children in the area; the development team has worked actively with the neighborhood; and the team has a proven track record for long-term involvement in their projects.

General Summary of Comment:

Senator Van de Putte expressed her support for the Development as one that will provide much needed affordable housing. Representative Puente expressed his support for the Development as one that will give families the chance to reside in high quality, safe, and affordable housing. Councilwoman Radle emphasized the need for low income housing in the area.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Credit Amount:*</th>
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</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle:</td>
<td>Score: 198</td>
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<tr>
<td>Meeting a Required Set-Aside</td>
<td>Loan Amount: $0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Has a competitive score within its allocation type within its region.</td>
</tr>
<tr>
<td>HOME Loan:</td>
<td>Loan Amount: $0</td>
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<tr>
<td>Recommendation:</td>
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<tr>
<td>Housing Trust Fund Loan:</td>
<td>Loan Amount: $0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>Credit Amount: $0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>Bond Amount: $0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
The Alhambra, TDHCA Number 05160

BASIC DEVELOPMENT INFORMATION

| Site Address: 7100 Block of New Laredo Highway | Development #: 05160 |
| City: San Antonio | Region: 9 |
| County: Bexar | Population Served: Elderly |
| Zip Code: 78211 | Allocation: Urban/Exurban |
| HTC Set Asides: | At-Risk □ Nonprofit □ USDA |
| HOME Set Asides: | CHDO □ Preservation □ General |
| Bond Issuer: N/A |

OWNER AND DEVELOPMENT TEAM

Owner: The Alhambra Apartments, Ltd.
Henry A. Alvarez III - Phone: (210) 220-3200
Developer: San Antonio Housing Development Corporation
Housing General Contractor: NRP Contractors, LLC
Architect: Womack & Hampton Architects, LLC
Market Analyst: Apartment Market Data Research Service
Supportive Services: San Antonio Housing Authority
Consultant: N/A

UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 134</th>
</tr>
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<tbody>
<tr>
<td>14</td>
<td>0</td>
<td>0</td>
<td>120</td>
<td>Market Rate Units: 6</td>
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<tr>
<td>Type of Building:</td>
<td>5 units or more</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Number of Residential Buildings:</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Owner/Employee Units: 0</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Total Development Units: 140</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Total Development Cost: $0</td>
<td></td>
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</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$1,000,000</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
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<td>$0</td>
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<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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</table>
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
The Alhambra, TDHCA Number 05160

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19  S  Points: 7  US Representative:Cuellar, District 28, NC
TX Representative: Leibowitz, District 117  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC  Resolution of Support from Local Government ☐
Richard Perez, District 4 Councilman, 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. Note that ineligible letters received a score of 12.

Quintana Community Neighborhood Association, Vincent Jaskinia  Letter Score: 24  S or O: S
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will help revitalize a corridor that has deteriorated through the years; it will provide much-needed affordable housing for seniors in the area; the owner has committed to continue to work and communicate with the neighborhood; and the development would be located in an area with amenities nearby.

General Summary of Comment:
Senator Madla expressed his support for the Development as one that will give families the chance to reside in high quality, safe, affordable housing. Representative Leibowitz expressed his support for the Development as one that will fill a need for elderly housing. The City of San Antonio expressed its support for the Development as it would fulfill a great need for affordable housing for the elderly in that area of San Antonio.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount*</th>
<th>Loan Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
<td>191</td>
<td>☑️</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td></td>
<td>☑️</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td></td>
<td></td>
<td>Credit Amount: $0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td>Bond Amount: $0</td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**BASIC DEVELOPMENT INFORMATION**

| Site Address: | Southwest Corner of FM 1417 and Flanary Rd. | Development #: | 05161 |
| City: | Sherman | Region: | 3 |
| County: | Grayson | Zip Code: | 75090 |
| HTC Set Asides: | □ At-Risk | □ Nonprofit | □ USDA | HTC Purpose/Activity: | NC |
| HOME Set Asides: | □ CHDO | □ Preservation | □ General |
| Bond Issuer: | N/A |

**OWNER AND DEVELOPMENT TEAM**

| Owner: | Sherman LoneStar Park, Ltd. |
| Developer: | Rumsey Development, LLC |
| Housing General Contractor: | N/A |
| Architect: | Cross Architects, PLLC |
| Syndicator: | MMA Financial, LLC |
| Supportive Services: | N/A |
| Consultant: | N/A |

**UNIT BUILDING INFORMATION**

| Type of Building: | Duplex |
| Number of Residential Buildings: | 60 |
| Total Restricted Units: | 120 |
| Market Rate Units: | 0 |
| Owner/Employee Units: | 0 |
| Total Development Units: | 120 |
| Total Development Cost: | $0 |

**FUNDING INFORMATION**

| Department | Applicant Request | Department Analysis | Amort | Term | Rate |
| Housing Tax Credits: | $739,956 | $0 | 0 | 0 | 0 |
| Housing Trust Fund Loan Amount: | $0 | $0 | 0 | 0 | 0 |
| HOME Fund Loan Amount: | $0 | $0 | 0 | 0 | 0 |
| Bond Allocation Amount: | $0 | $0 | 0 | 0 | 0 |

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
LoneStar Park, TDHCA Number 05161

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Estes, District 30          S          Points:  7          US Representative: Hall, District 4, S
TX Representative: Phillips, District 62  O          Points: -7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC
L. Scott Wall, City Manager, O
Hazel Camp E.D., Housing Authority of Grayson County, S

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

Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

General Summary of Comment:
Congressman Hall expressed his support for the Development as one that will fill a need for quality, affordable housing in Sherman. Senator Estes expressed his support for the Development as one that will be an asset to the City of Sherman. The Grayson County Housing Authority expressed support for the Development as one that will provide much needed affordable housing for the area.

Representative Phillips first supported the Development, then rescinded that support due to opposition from the City of Sherman.

The City of Sherman expressed opposition to the Development due to its proximity to the City's industrial park. The site has not been approved by the Sherman Planning and Zoning Board and it lacks the final plat, streets, utilities, and site permits.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of eight (8) vouchers from the Texoma Council of Governments, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Meeting a Required Set-Aside</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>Not Recommended</td>
<td></td>
<td>Credit Amount:* $0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td></td>
<td>Loan Amount: $0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td></td>
<td>Loan Amount: $0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td></td>
<td>Credit Amount: $0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td>Bond Amount: $0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
Development Information, Public Input and Board Summary
Lodge at Silverdale Apartment Homes, TDHCA Number 05162

**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>FM 1314 and Silverdale Dr.</th>
<th>Development #:</th>
<th>05162</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>Conroe</td>
<td>Region:</td>
<td>6</td>
</tr>
<tr>
<td>County:</td>
<td>Montgomery</td>
<td>Zip Code:</td>
<td>77304</td>
</tr>
<tr>
<td>Total Development Units:</td>
<td>116</td>
<td>Allocation:</td>
<td>Urban/Exurban</td>
</tr>
<tr>
<td>Owner/Employee Units:</td>
<td>0</td>
<td>HTC Purpose/Activity:</td>
<td>NC</td>
</tr>
</tbody>
</table>

### HTC Set Asides:
- [ ] At-Risk
- [ ] Nonprofit
- [ ] USDA

### HOME Set Asides:
- [ ] CHDO
- [ ] Preservation
- [ ] General

| Bond Issuer: | N/A |

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

- Owner: Conroe Lodge at Silverdale Apartment Homes, LP
  - Michael Lankford - Phone: (713) 626-9655
- Developer: Lankford Interests, LLC
- Housing General Contractor: Lankford Construction, LLC
- Market Analyst: O’Connor & Associates
- Syndicator: PNC Multifamily Capital
- Supportive Services: Texas Post Oak Residential Resources, LLC
- Consultant: Del Mar Development, LLC

### UNIT/BUILDING INFORMATION

- **30% 40% 50% 60%**
- **12 18 26 55**
- **Type of Building:** Fourplex
- **Number of Residential Buildings:** 29
- **Total Restricted Units:** 111
- **Market Rate Units:** 5
- **Owner/Employee Units:** 0
- **Total Development Units:** 116
- **Total Development Cost:** $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Lodge at Silverdale Apartment Homes, TDHCA Number 05162

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:

<table>
<thead>
<tr>
<th>TX Senator:</th>
<th>TX Representative:</th>
<th>Points:</th>
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<tbody>
<tr>
<td>Staples, District 3</td>
<td>Hope, District 16</td>
<td>7</td>
</tr>
</tbody>
</table>

US Senator: Brady, District 8, NC

Points: 7

Local Officials and Other Public Officials:

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<tr>
<th>Mayor/Judge:</th>
<th>Resolution of Support from Local Government</th>
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</thead>
<tbody>
<tr>
<td>Jay Ross Martin, Mayor Pro Tem, S</td>
<td>☑</td>
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</tbody>
</table>

Individuals/Businesses:

<table>
<thead>
<tr>
<th>In Support</th>
<th>In Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
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</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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Staples and Representative Hope expressed their support for the Development as one that will provide quality housing for seniors. The City of Conroe in a resolution expressed its support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from Montgomery County Community Development in the amount of at least $388,611, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Lodge at Silverdale Apartment Homes, TDHCA Number 05162

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

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle: ✔ Score: 173</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
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<td>$0</td>
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<tr>
<td>HOME Loan:</td>
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<td>$0</td>
<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan:</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005
Development Information, Public Input and Board Summary
Timber Pointe Apartment Homes, TDHCA Number 05163

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>I-69 Highway at Loop 287</th>
<th>Development #:</th>
<th>05163</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>Lufkin</td>
<td>Region:</td>
<td>5</td>
</tr>
<tr>
<td>County:</td>
<td>Angelina</td>
<td>Zip Code:</td>
<td>75902</td>
</tr>
<tr>
<td>Total Development Units:</td>
<td>76</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### HTC Set Asides:

- □ At-Risk
- □ Nonprofit
- □ USDA

HTC Purpose/Activity: NC

#### HOME Set Asides:

- □ CHDO
- □ Preservation
- □ General

### OWNER AND DEVELOPMENT TEAM

- Owner: Lufkin Timber Pointe Apartment Homes, LP
- Marc Caldwell - Phone: (713) 626-9655

- Developer: Del Mar Development, LLC
- Housing General Contractor: Lankford Construction, LLC
- Market Analyst: O'Connor & Associates
- Syndicator: PNC Multifamily Capital
- Supportive Services: Texas Post Oak Residential Resources, LLC
- Consultant: N/A

### UNIT BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
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<tbody>
<tr>
<td>8</td>
<td>0</td>
<td>0</td>
<td>66</td>
</tr>
</tbody>
</table>

- Type of Building: Fourplex
- Number of Residential Buildings: 19

- Total Restricted Units: 74
- Market Rate Units: 2
- Owner/Employee Units: 0
- Total Development Units: 76
- Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>Housing Trust Fund Loan Amount:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
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<td>0</td>
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</tbody>
</table>
Development Information, Public Input and Board Summary

Timber Pointe Apartment Homes, TDHCA Number 05163

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

<table>
<thead>
<tr>
<th>Official Type</th>
<th>Official Name</th>
<th>District</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>TX Senator</td>
<td>Staples, District 3</td>
<td></td>
<td>S 7</td>
</tr>
<tr>
<td>TX Representative</td>
<td>McReynolds, District 12</td>
<td></td>
<td>S 7</td>
</tr>
<tr>
<td>US Representative</td>
<td>Gohmert, District 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>US Senator</td>
<td></td>
<td>NC</td>
<td></td>
</tr>
</tbody>
</table>

Local Officials and Other Public Officials:

<table>
<thead>
<tr>
<th>Official Type</th>
<th>Support</th>
<th>Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor/Judge</td>
<td>NC</td>
<td></td>
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<tr>
<td>Resolution of Support from Local Government</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Individuals/Businesses</td>
<td>0</td>
<td>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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Staples expressed his support for the Development as one that will provide quality affordable housing for seniors. Representative McReynolds expressed his support for the Development as one that is desperately needed in the area.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount*</th>
<th>Bond Amount</th>
<th>Loan Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>N/A</td>
<td>169</td>
<td>☑</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td></td>
<td>☐</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Ridge Pointe Apartments, TDHCA Number 05164

**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address:</th>
<th>1600 Block Bacon Ranch Rd.</th>
<th>Development #:</th>
<th>05164</th>
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<tbody>
<tr>
<td>City:</td>
<td>Killeen</td>
<td>Region:</td>
<td>8</td>
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<tr>
<td>County:</td>
<td>Bell</td>
<td>Population Served:</td>
<td>Family</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>76547</td>
<td>Allocation:</td>
<td>Urban/Exurban</td>
</tr>
<tr>
<td>HTC Set Asides:</td>
<td>□ At-Risk □ Nonprofit □ USDA</td>
<td>HTC Purpose/Activity:</td>
<td>NC</td>
</tr>
<tr>
<td>HOME Set Asides:</td>
<td>□ CHDO □ Preservation □ General</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bond Issuer:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**OWNER AND DEVELOPMENT TEAM**

<table>
<thead>
<tr>
<th>Owner:</th>
<th>Killeen Ridge Pointe Apartments, LP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer:</td>
<td>Lankford Interests, LLC</td>
</tr>
<tr>
<td>Housing General Contractor:</td>
<td>Lankford Construction, LLC</td>
</tr>
<tr>
<td>Architect:</td>
<td>Hill &amp; Frank Architects, Inc.</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>O’Connor &amp; Associates</td>
</tr>
<tr>
<td>Syndicator:</td>
<td>PNC Multifamily Capital</td>
</tr>
<tr>
<td>Supportive Services:</td>
<td>Texas Post Oak Residential Resources, LLC</td>
</tr>
<tr>
<td>Consultant:</td>
<td>N/A</td>
</tr>
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</table>

**UNIT BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
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<tbody>
<tr>
<td>18</td>
<td>6</td>
<td>17</td>
<td>131</td>
<td>164</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Building:</th>
<th>5 units or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner/Employee Units:</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Residential Buildings:</th>
<th>18</th>
</tr>
</thead>
</table>

| Total Development Units: | 172 |
| Total Development Cost:   | $0  |

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>$1,018,060</td>
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<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

6/20/2005 11:30 AM
Ridge Pointe Apartments, TDHCA Number 05164

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

<table>
<thead>
<tr>
<th>Official</th>
<th>District</th>
<th>Points</th>
<th>Official</th>
<th>District</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>TX Senator: Fraser</td>
<td>District 24</td>
<td>S</td>
<td>US Representative: Carter</td>
<td>District 31</td>
<td>S</td>
</tr>
<tr>
<td>TX Representative: Hupp</td>
<td>District 54</td>
<td></td>
<td>US Senator: NC</td>
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</table>

Local Officials and Other Public Officials:

<table>
<thead>
<tr>
<th>Official</th>
<th></th>
<th>In Support</th>
<th>In Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor/Judge:</td>
<td>Maureen J. Jouett</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Resolution of Support from Local Government</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

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

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Fraser expressed his support for the Development as one that will provide low cost housing for a growing population. Representative Hupp expressed her support for the Development as one that is very much needed in the district. The City of Killeen in a resolution expressed its support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Killeen in the amount of at least $281,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

2. Receipt, review, and acceptance of evidence of a commitment of 11 vouchers from the Central Texas Housing Assistance Programs, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary  
Ridge Pointe Apartments, TDHCA Number 05164

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

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Housing Trust Fund Loan</th>
<th>Loan Amount:</th>
<th>$0</th>
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</thead>
<tbody>
<tr>
<td>Recommendation</td>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>Credit Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation</td>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>Bond Amount:</td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 790 West Little York
- **City:** Houston
- **County:** Harris
- **City:** Houston
- **Zip Code:** 77091
- **Population Served:** Family
- **Region:** 6
- **HTC Purpose/Activity:** NC
- **Development #:** 05165
- **Total Development Units:** 250
- **Total Restricted Units:** 200
- **Allocation:** Urban/Exurban
- **Horace Allison - Phone:** (713) 260-0767

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Lincoln Park Apartments, LP
- **Developer:** APV Redevelopment Corporation
- **Housing General Contractor:** N/A
- **Architect:** Rey de la Reza Architects, Inc.
- **Market Analyst:** O'Connor & Associates
- **Syndicator:** J. E. R. Hudson Housing Capital
- **Supportive Services:** N/A
- **Consultant:** Gannon Outsourcing, Inc.

### UNIT BUILDING INFORMATION

- **Type of Building:** 5 units or more
- **Number of Residential Buildings:** 28
- **Total Restricted Units:** 200
- **Market Rate Units:** 50
- **Owner/Employee Units:** 0
- **Total Development Units:** 250
- **Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits</td>
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<tr>
<td>Housing Trust Fund Loan Amount</td>
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<td>0</td>
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<tr>
<td>HOME Fund Loan Amount</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Whitmire, District 15  [S] Points: 7  US Representative: Jackson-Lee, District 18, S
TX Representative: Turner, District 139  [S] Points: 7  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC  Resolution of Support from Local Government □
Carol Mims Galloway, Houston City Council Member, District 8, S
El Franco Lee, Commissioner, S

Individuals/Businesses: In Support: 11  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. Note that ineligible letters received a score of 12.

Old Acres Homes Citizen Council, James Smith  Letter Score: 24  S or O: [S]
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it provides affordable housing; it will provide greater incentive for the residents to improve their economic status through jobs and training; the redevelopment of the property will preserve existing affordable housing; it is consistent with local affordable housing development plans; the development provides units for tenants at lower income levels; it provides supportive services not otherwise available to the tenants; and the housing authority's funds are mandated for the modernization of housing.

Lincoln Park Resident Association, Charlie Stephens  Letter Score: 24  S or O: [S]
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will provide greater incentive for the residents to improve their economic status through jobs and training; the redevelopment of the property will preserve existing affordable housing; the development provides units for tenants at lower income levels; and the housing authority's funds are mandated for the modernization of housing.

General Summary of Comment:
Congresswoman Lee expressed her support for the Development as one that will help to stabilize the surrounding community and preserve and upgrade existing affordable housing in the community. Senator Whitmore and Representative Turner expressed their support for the Development as one that will improve the quality of life for current residents and the surrounding community. Local officials expressed their support for the Development.

One citizen expressed his opposition to the Development, expressing that he is opposed to multiple low-income complexes being constructed in an area already saturated with federally funded housing projects.

There was general support from non-officials.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
Development Information, Public Input and Board Summary
Lincoln Park Apartments, TDHCA Number 05165

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

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount*</th>
<th>Loan Amount</th>
<th>Bond Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>✅</td>
<td>187</td>
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<td>$1,200,000</td>
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<tr>
<td>HOME Loan</td>
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</tr>
<tr>
<td>Housing Trust Fund Loan</td>
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<td></td>
<td>$0</td>
<td></td>
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</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 6130 Wooldridge Rd.
- **City:** Corpus Christi
- **Region:** 10
- **Population Served:** Family
- **County:** Nueces
- **Zip Code:** 78414
- **Allocation:** Urban/Exurban
- **HTC Set Asides:** At-Risk, Nonprofit
- **HTC Purpose/Activity:** ACQ/R
- **Owner:** Hampton Port, Ltd.
- **Syndicator:** N/A
- **Total Restricted Units:** 110
- **Total Development Cost:** $0
- **HTC Purpose/Activity:** NC=New Construction, ACQ= Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Hampton Port, Ltd.
- **Richard J. Franco - Phone:** (361) 889-3349
- **Developer:** Hampton Port, Ltd.
- **Housing General Contractor:** CMC Construction Management
- **Architect:** Dykema Architects Inc.
- **Market Analyst:** The Siegel Group
- **Supportive Services:** Corpus Christi Housing Authority
- **Consultant:** Madhouse Development Service, Inc.

### UNIT/BUILDING INFORMATION

- **Type of Building:** 5 units or more
- **Number of Residential Buildings:** 10
- **Total Restricted Units:** 110
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 110
- **Total Development Cost:** $0

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Department Analysis</th>
<th>Applicant Request</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
<td>Housing Trust Fund Loan Amount</td>
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</tr>
<tr>
<td>HOME Fund Loan Amount</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Hampton Port Apartments, TDHCA Number 05166

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Hinojosa, District 20  S  Points: 7  US Representative: Ortiz, District 27, NC
TX Representative: Luna, District 33  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Samuel L. Neal, Jr., 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. Note that ineligible letters received a score of 12.

Hampton Port Apartments Resident Association, Mary Alvarez  Letter Score: 12  S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because it will improve the quality of living for the residents and the neighborhood.

Meadows Neighborhood Association, Samuel Munguia  Letter Score: 12  S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: it will maintain the quality of living in the neighborhood, the rehabilitation will enhance and upgrade the surrounding neighborhood, and it will improve property values.

General Summary of Comment:

Senator Hinojosa expressed his support for the Development as one that will promote community revitalization and will provide safe, accessible, and affordable housing. Representative Luna expressed her support for the Development as one that will help meet the needs of Corpus Christi citizens. The City of Corpus Christi expressed its support for the Development.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

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<tr>
<th>Element</th>
<th>Recommendation</th>
<th>Amount</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>❑ Score: 163</td>
<td>Credit Amount:</td>
</tr>
<tr>
<td>Meeting a Required Set-Aside</td>
<td></td>
<td>$438,949</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td>Loan Amount:</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>Loan Amount:</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>Credit Amount:</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>Bond Amount:</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #</th>
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<tbody>
<tr>
<td>City: Denison</td>
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<td>County: Grayson</td>
<td>Population Served: Family</td>
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<td>Zip Code: 75020</td>
<td>Allocation: Urban/Exurban</td>
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<tr>
<td>HTC Set Asides: At-Risk</td>
<td>Nonprofit</td>
<td>USDA</td>
</tr>
<tr>
<td>HOME Set Asides: CHDO</td>
<td>Preservation</td>
<td>General</td>
</tr>
<tr>
<td>Bond Issuer: N/A</td>
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<td></td>
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### OWNER AND DEVELOPMENT TEAM

- **Owner:** Denison Lakeview Park Apartments, Ltd.
  - Steve Rumsey - Phone: (214) 893-4208
- **Developer:** Rumsey Development, LLC
- **Housing General Contractor:** N/A
- **Architect:** Cross Architects, PLLC
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** MMA Financial, LLC
- **Supportive Services:** N/A
- **Consultant:** N/A

### UNIT BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 76</th>
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</thead>
<tbody>
<tr>
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<td>0</td>
<td>68</td>
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<td>Owner/Employee Units: 0</td>
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<tr>
<td>Type of Building: 5 units or more</td>
<td>Total Development Units: 76</td>
<td></td>
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<tr>
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<td>Total Development Cost: $0</td>
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</table>

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<tr>
<td>HOME Fund Loan Amount: $0</td>
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6/20/2005 11:30 AM
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Lakeview Park, TDHCA Number 05168

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Estes, District 30 S Points: 7 US Representative: Hall, District 4, S
TX Representative: Phillips, District 62 S Points: 7 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Bill Lindsay, Mayor, S Resolution of Support from Local Government ☐
Hazel Camp E.D., Housing Authority of Grayson County, 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. Note that ineligible letters received a score of 12.

LifeSearch Property Owners Association, John Munson Letter Score: 24 S or O: S
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is that the owners association is an organization of entities that combined represent an employment base of approximately 1,500 jobs (primarily in the medical field), which include lower wage jobs and many working single parents. These employees need affordable housing as well as elderly individuals who would like to reside near medical facilities.

General Summary of Comment:
Congressman Hall expressed his support for the Development as one that will fill a need for quality, affordable housing in Denison. Senator Estes and Representative Phillips expressed their support for the Development as one that will provide a positive impact on the City of Denison and surrounding areas. The City of Denison and the Grayson County Housing Authority expressed their support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of five (5) vouchers from the Texoma Council of Governments, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(i)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 178 □ Meeting a Required Set-Aside Credit Amount:* $0
Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: □ Meeting a Required Set-Aside Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA: Bond Amount: $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### Basic Development Information

- **Site Address:** Southwest Corner of Fondern and Beltway 8
- **City:** Houston
- **County:** Harris
- **Zip Code:** 77085
- **Population Served:** Elderly
- **Development #:** 05169
- **Region:** 6
- **Allocation:** Urban/Exurban
- **HTC Purpose/Activity:** NC
- **Total Development Units:** 172
- **Total Restricted Units:** 172

### Owner and Development Team

- **Owner:** H.T. Fondren-Beltway 8, LP
- **Developer:** GMAT III Development, LTD
- **Housing General Contractor:** Galaxy Builders, LTD
- **Architect:** Chiles Architects, Inc.
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** N/A
- **Supportive Services:** N/A
- **Consultant:** Commercial Investment Services, Inc.

### Unit/Building Information

- **Type of Building:** 5 units or more
- **Number of Residential Buildings:** 17

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### Funding Information

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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Ellis, District 13 NC Points: 0 US Representative: Green, District 9, NC
TX Representative: Allen, District 131 O Points: -7 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
Ada Edwards, Houston City Council Member, O Joe Heard, Windsor Village Civic Club, President, O

Individuals/Businesses:

In Support: 0 In Opposition: 1

Points: 0 Points: -7

South Houston Concerned Citizens Coalition, Vivian Harris Letter Score: 0 S or O: O
This association's letter was found to be eligible for QCP and was issued a score of 0 (zero). The basis for their opposition as reflected in their letter is: there will be an increase in crime; there will be deterioration in the appearance of the property; the property does not seem properly designed; and that the organization does not want apartments in their neighborhood. They also feel the community needs rehabilitation of existing units, not new construction; that the quality of the housing will not be acceptable; and they desire more businesses.

Fondren Civic Club, Rita Foretich Letter Score: 0 S or O: O
This association's letter was found to be eligible for QCP and was issued a score of 0 (zero). The basis for their opposition as reflected in their letter is: concern that the local pipeline will be disturbed, which would also impact the environment of the neighborhood; concern that the development may be within one mile of another development; proximity to other affordable housing; the observation that the city needs rehabilitation of existing properties, not new construction; there is concern that the design is not appropriate for seniors; that the fencing will not be of an acceptable quality; and concern that the property will ultimately house tenants other than the elderly.

General Summary of Comment:

Representative Allen expressed her opposition to the Development as the community feels it has its fair share of affordable housing in the area.
City Council Member Edwards opposed the Development as the community reported to her that the developer had not met with the community to discuss the impact of the project on the community. Area citizens opposed the Development as it will not add to the local tax base. They feared the Development will go bankrupt as another local development did and will not be maintained as elderly housing, inviting more crime to the area and driving away investment.

There were no letters of support for the Development.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least $300,000, or an amount...
necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

3. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least $300,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
### Recommendation by the Executive Award and Review Advisory Committee is Based On:

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<tr>
<th>Program</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
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<tr>
<td>HOME Loan</td>
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<td>4% Housing Tax Credits with Bond Issuance</td>
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<td>Private Activity Bond Issuance with TDHCA</td>
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<td></td>
<td>$0</td>
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</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**June 27, 2005**  
Development Information, Public Input and Board Summary  
**Fairway Crossing, TDHCA Number 05171**

### Basic Development Information

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
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<td>City</td>
<td>Dallas</td>
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<td>Region</td>
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<td>Population Served</td>
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<tr>
<td>County</td>
<td>Dallas</td>
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<td>Zip Code</td>
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<tr>
<td>Total Development Units</td>
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<td>HTC Purpose/Activity</td>
<td>NC/R</td>
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<td>Owner/Employee Units</td>
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<td>HTC Set Asides</td>
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<td>HOME Set Asides</td>
<td>□ CHDO, □ Preservation, □ General</td>
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<td>Region</td>
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<tr>
<td>HTC Purpose/Activity</td>
<td>NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation</td>
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### Owner and Development Team

- **Owner:** Fairway Townhomes Housing, LP  
  Len Vilicic - Phone: (214) 891-1402
- **Developer:** Southwest Housing Development Company, Inc.
- **Housing General Contractor:** Affordable Housing Construction
- **Architect:** Beeler Guest Owens Architects, LP
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Wachovia Securities
- **Supportive Services:** Southwest Housing Management Corporation
- **Consultant:** N/A

### Unit/Building Information

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<th>Market Rate Units</th>
<th>Owner/Employee Units</th>
<th>Total Development Units</th>
<th>Total Development Cost</th>
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<tr>
<td>60%</td>
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**Type of Building:** 5 units or more  
**Number of Residential Buildings:** 39

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### Funding Information

<table>
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<tr>
<th>Field</th>
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<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<tr>
<td>Housing Tax Credits</td>
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6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Fairway Crossing, TDHCA Number 05171

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: West, District 23  S  Points: 7  US Representative: Johnson, District 30, S
TX Representative: Keffer, District 107  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge:  NC  Resolution of Support from Local Government ✓
Terri Hodge, State Representative, District 100, S
Leo V. Chaney, Jr., Councilmember, 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. Note that ineligible letters received a score of 12.

Ferguson Road Initiative, Vikki J. Martin  Letter Score: 24  S or O: S
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the high quality and broad range of supportive services; the positive economic impact on the surrounding neighborhood and community; the rigorous tenant screening process which will encourage community stabilization; assured maintenance and security; the rehabilitation will improve the curb appeal, adding value to the neighborhood; and toe owners are willing to invest in a substantial rehabilitation as opposed to a mere “paint and patch” effort.

General Summary of Comment:
Congresswoman Johnson expressed her support for the Development as one that will provide affordable housing to Dallas citizens who earn an annual income that is at or near the area median gross income. Senator West expressed his support for the Development as one that will pride much needed affordable housing. Representative Keffer expressed his support for the Development as one that will provide attractive, updated mixed-income residences. Representative Hodge expressed her support for the Development as one that will provide quality affordable housing to individuals who may not otherwise have an opinion to experience this living environment. Local officials expressed their support for the Development.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

6/20/2005 11:30 AM
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
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<th>Recommendation</th>
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<td>9% HTC Competitive Cycle: ✔️ Score: 185</td>
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<td>Meeting a Required Set-Aside</td>
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</table>

**Housing Trust Fund Loan:**
- Recommendation: N/A
- Loan Amount: $0
- Meeting a Required Set-Aside

**4% Housing Tax Credits with Bond Issuance:**
- Recommendation: N/A
- Credit Amount: $0

**Private Activity Bond Issuance with TDHCA:**
- Recommendation: N/A
- Bond Amount: $0

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Arbor Bend Villas, TDHCA Number 05173

BASIC DEVELOPMENT INFORMATION

| Site Address: 6150 Oakmont Trail | Development #: 05173 |
| City: Fort Worth | Region: 3 |
| County: Tarrant | Population Served: Family |
| Zip Code: 76132 | Allocation: Urban/Exurban |
| HTC Set Asides: □ At-Risk ✔ Nonprofit □ USDA | HTC Purpose/Activity: NC |
| HOME Set Asides: □ CHDO □ Preservation □ General |
| Bond Issuer: N/A |

HTC Purpose/Activity: Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: Arbor Bend Villas Housing, LP
Len Villicic - Phone: (214) 891-1402

Developer: Southwest Housing Development Company, Inc.

Housing General Contractor: Affordable Housing Construction

Architect: Beeler Guest Owens Architects, LP

Market Analyst: Butler Burgher, Inc.

Syndicator: MMA Financial, LLC

Supportive Services: Southwest Housing Management Corporation

Consultant: N/A

UNIT/BUILDING INFORMATION

30% 40% 50% 60%
0 0 124 21
Type of Building: 5 units or more
Number of Residential Buildings: 10

Total Restricted Units: 145
Market Rate Units: 7
Owner/Employee Units: 0
Total Development Units: 152
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

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6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Arbor Bend Villas, TDHCA Number 05173

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Brimer, District 10 NC Points: 0
TX Representative: Mowery, District 97 NC Points: 0
US Representative: Granger, District 12, NC
US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC
Greg Gibson, Superintendent, N
Chuck Silcox, Fort Worth City Council, O

Individuals/Businesses:
In Support: 1
In Opposition: 357

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. Note that ineligible letters received a score of 12.

General Summary of Comment:
One citizen expressed support for the Development as one that will provide needed affordable housing.

Local officials expressed their opposition to the Development as it would negatively impact the local elementary school and is proposed to be built in an area saturated with apartment complexes. A local official could not provide comment because of an impending lawsuit between the Applicant and the city. There was very broad opposition from the public concerning school overcrowding, distrust of the developer, and a large concentration of traffic and apartments.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**Development Information, Public Input and Board Summary**

**Arbor Bend Villas, TDHCA Number 05173**

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

<table>
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<tr>
<th>Program Type</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount*</th>
<th>Loan Amount</th>
<th>Bond Amount</th>
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<td>9% HTC Competitive Cycle</td>
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<td>Recommendation:</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td></td>
<td></td>
<td>$0</td>
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<td>Recommendation:</td>
<td>N/A</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
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<td>N/A</td>
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</tbody>
</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
New Braunfels Gardens, TDHCA Number 05177

**BASIC DEVELOPMENT INFORMATION**

- **Site Address:** 6000 Block of South New Braunfels Ave.
- **City:** San Antonio
- **Region:** 9
- **County:** Bexar
- **Zip Code:** 78223
- **Owner:** New Braunfels 2 Housing, LP
- **Developer:** San Antonio Affordable Housing, Inc
- **Housing General Contractor:** Affordable Housing Construction
- **Architect:** Beeler Guest Owens Architects, LP
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Wachovia Securities
- **Supportive Services:** Southwest Housing Management Corporation
- **Consultant:** Southwest Housing Development Company, Inc.
- **HC Set Asides:** □ At-Risk □ Nonprofit □ USDA □ Elderly □ Urban/Exurban □ NC
- **HOME Set Asides:** □ CHDO □ Preservation □ General
- **BOND Issuer:** N/A

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** New Braunfels 2 Housing, LP
  - Len Vilicic - Phone: (214) 891-1402
- **Developer:** San Antonio Affordable Housing, Inc
- **Housing General Contractor:** Affordable Housing Construction
- **Architect:** Beeler Guest Owens Architects, LP
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Wachovia Securities
- **Supportive Services:** Southwest Housing Management Corporation
- **Consultant:** Southwest Housing Development Company, Inc.

**UNIT/BUILDING INFORMATION**

- **Total Restricted Units:** 191
- **Market Rate Units:** 9
- **Owner/Employee Units:** 0
- **Number of Residential Buildings:** 50
- **Total Development Units:** 200
- **Total Development Cost:** $0

**FUNDING INFORMATION**

<table>
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<tr>
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<th>Department</th>
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<th>Term</th>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
NEW BRAUNFELS GARDENS, TDHCA NUMBER 05177

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator:  Madla, District 19 NC Points: 0 US Representative: Cuellar, District 28, NC
TX Representative: Puente, District 119 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge:  NC
Ron H. Segovia, Councilman, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

The City of San Antonio expressed its support for the Development as one that will fulfill a great need for affordable housing for low and moderate income elderly residents.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of San Antonio in the amount of at least $675,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

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<th>Program</th>
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<th>Loan Amount:</th>
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<td>HOME Loan</td>
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<td>Housing Trust Fund Loan</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
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<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td>$0</td>
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</tr>
</tbody>
</table>

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**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**June 27, 2005**  
**Development Information, Public Input and Board Summary**  
**Tuscany Court Townhomes, TDHCA Number 05178**

### BASIC DEVELOPMENT INFORMATION
- **Site Address:** 2208 14th Street  
- **City:** Hondo  
- **County:** Medina  
- **Population Served:** Family  
- **Development #:** 05178  
- **Region:** 9  
- **Zip Code:** 78861  
- **HTC Purpose/Activity:** NC  
- **HTC Set Asides:**  
  - At-Risk
  - Nonprofit
  - USDA
- **HOME Set Asides:**  
  - CHDO
  - Preservation
  - General
- **Allocations:**  
  - Family
  - Rural

### OWNER AND DEVELOPMENT TEAM
- **Owner:** Hambeck Ltd.  
  - Ronni Hodges - Phone: (512) 258-9194  
- **Developer:** Alsace Developers, Inc.  
- **Housing General Contractor:** Charter Builders  
- **Architect:** L.K. Travis and Associates  
- **Market Analyst:** Novogradac & Company, LLP  
- **Syndicator:** Raymond James Tax Credit Funds, Inc.  
- **Supportive Services:** NewLife Housing Foundation, Inc.  
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION
- **Total Restricted Units:** 72  
- **Market Rate Units:** 4  
- **Total Development Units:** 76  
- **Total Development Cost:** $0  
- **Type of Building:** Townhome/Fourplex  
- **Number of Residential Buildings:** 0

### FUNDING INFORMATION

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<th>Department Analysis</th>
<th>Amort</th>
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<td>$0</td>
<td>$0</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Tuscany Court Townhomes, TDHCA Number 05178

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Madla, District 19  S Points: 7  US Representative: Bonilla, District 23, NC
TX Representative: King, District 80  S Points: 7  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: James W. Danner, Mayor, S
James E. Barden, County Judge, S
Chris Mitchell, Medina County Precinct 1, N

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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Madla expressed his support for the Development as one that will give families the chance to reside in high quality, safe, affordable housing. Representative King expressed his support for the Development. Local officials expressed its support for the Development as it would fulfill a great need for good affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

Please note that because the full six points requested was awarded for a firm commitment for in-kind contributions from the City of Hondo under scoring item 5A, the intent to apply for vouchers under scoring item 5B was not evaluated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: [✓] Score: 154   [□] Meeting a Required Set-Aside   Credit Amount:* $0
Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

HOME Loan:       Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan:   [□] Meeting a Required Set-Aside   Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance:       Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA:       Bond Amount: $0
Recommendation: N/A

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MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
The Villages at Huntsville, TDHCA Number 05179

BASIC DEVELOPMENT INFORMATION

Site Address: FM 247 & Midway Rd.  Development #: 05179
City: Huntsville  Region: 6  Population Served: Family
County: Walker  Zip Code: 77340  Allocation: Rural

HTC Set Asides:  □ At-Risk  □ Nonprofit  □ USDA  HTC Purpose/Activity: NC
HOME Set Asides:  □ CHDO  □ Preservation  □ General
Bond Issuer:  N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: Essex Village, LP
R. J. Collins - Phone: (512) 249-6240
Developer: Tejas Housing & Development, Inc.
Housing General Contractor: Carter Contractors, Inc.
Architect: Chiles Architects, Inc.
Market Analyst: Novogradac & Company, LLP
Syndicator: Wachovia Securities
Supportive Services: Newlife Housing Foundation
Consultant: N/A

UNIT/BUILDING INFORMATION

30% 40% 50% 60%
8 0 0 65

Type of Building: Townhome
Number of Residential Buildings: 19
Total Restricted Units: 73
Market Rate Units: 3
Owner/Employee Units: 0
Total Development Units: 76
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

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<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<td>HOME Fund Loan Amount:</td>
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<td>Bond Allocation Amount:</td>
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6/20/2005 11:30 AM
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
The Villages at Huntsville, TDHCA Number 05179

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Ogden, District 5  S  Points: 7  US Representative: Brady, District 8, NC  S  Points: 7
TX Representative: Kolkhorst, District 13  S  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC  Resolution of Support from Local Government
Robert D. Pierce, Walker County Judge, S

Individuals/Businesses: In Support: 3  In Opposition: 5

Points: 7

State/Federal Officials with Jurisdiction:
Ogden, District 5  S  Kolkhorst, District 13  S

Individuals/Businesses: Community Outreach Partnership Association, Christopher McCall  Letter Score: 12  S or O: S

While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the development is a complete community with recreational facilities and a safe place for youth to play; it is aesthetically pleasing and provides an attractive revitalization for the community; it is hoped to increase property values; the developer has worked with the organization and established a strong rapport; the development will provide supportive services and have an on-site coordinator to assist with credit counseling, health and financial planning; it will hopefully attract more infrastructure improvements, and it will promote a better sense of community.

General Summary of Comment:
Senator Ogden expressed his support for the Development as one that has unanimous support from the City of Huntsville. Representative Kolkhorst expressed his support for the Development as one that will greatly help working families in need of affordable homes.

Local officials expressed their support for the Development.

General opposition cited existing vacancies in existing low income housing. One owner and one manager of an apartment complex in Huntsville expressed opposition to the Development, as well as 3 speakers and the public input forum, citing low demand, a high rate of construction of apartment complexes, an unhealthy rental market, and too many subsidies.

There was general support from non-officials.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
MULTIFAMILY FINANCE PRODUCTION DIVISION  
June 27, 2005  
Development Information, Public Input and Board Summary  
The Villages at Huntsville, TDHCA Number 05179  

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

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<th>9% HTC Competitive Cycle:</th>
<th>Score: 165</th>
<th></th>
<th>Not Recommended: Does not have a competitive enough score within its allocation type within its region.</th>
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<tbody>
<tr>
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<tr>
<td>HOME Loan:</td>
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<tr>
<td>Recommendation:</td>
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<td>Housing Trust Fund Loan:</td>
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<tr>
<td>Recommendation:</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
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<td>Private Activity Bond Issuance with TDHCA:</td>
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<tr>
<td>Recommendation:</td>
<td>N/A</td>
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MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Stone Hearst II, TDHCA Number 05181

BASIC DEVELOPMENT INFORMATION

Site Address: 1650 East Lucas Dr.  
City: Beaumont  
Region: 5  
Population Served: Family  
County: Jefferson  
Zip Code: 77703  
Allocation: Urban/Exurban

HTC Set Asides: □ At-Risk □ Nonprofit □ USDA  
HTC Purpose/Activity: NC

HOME Set Asides: □ CHDO □ Preservation □ General

Bond Issuer: N/A

OWNER AND DEVELOPMENT TEAM

Owner: Stone Way II LP  
R. J. Collins - Phone: (512) 249-6240

Developer: Eastern Marketing Inc.

Housing General Contractor: Charter Contractors, Inc.

Architect: Cross Architects, PLLC

Market Analyst: Novogradac & Company, LLP

Syndicator: N/A

Supportive Services: Newlife Housing Foundation

Consultant: N/A

UNIT/BUILDING INFORMATION

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<td>58</td>
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Total Restricted Units: 65

Market Rate Units: 3

Owner/Employee Units: 0

Total Development Units: 68

Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

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<th>Department Analysis</th>
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<td>Bond Allocation Amount:</td>
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06/20/2005 11:30 AM
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Stone Hearst II, TDHCA Number 05181

PUBLIC COMMENTS SUMMARY

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

State/Federal Officials with Jurisdiction:

TX Senator: Williams, District 4  S  Points: 7  US Representative: Poe, District 2, NC
TX Representative: Deshotel, District 22  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Evelyn M. Lord, Mayor, S
Carl R. Griffith, Jr., County Judge, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Williams expressed his support for the Development as one that will help address a need for affordable, moderate income housing for many individuals and families. Representative Deshotel expressed his support for the Development as one that will fill a serious need for high quality, safe, clean, and affordable multi-family rental housing. Local officials expressed its support for the Development.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Beaumont in the amount of at least $65,065, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(l)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

3. Receipt, review, and acceptance of evidence of a commitment of funding from the New Life Housing Foundation in the amount of $130,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(l)(22) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

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<tr>
<th>Source Type</th>
<th>Recommendation</th>
<th>Score</th>
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<td>Housing Trust Fund Loan</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<td>Private Activity Bond Issuance with TDHCA</td>
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</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## BASIC DEVELOPMENT INFORMATION

- **Site Address:** SH-155 Approx. 1-mile North of Loop 256
- **City:** Palestine
- **County:** Anderson
- **Total Development Units:** 76
- **Population Served:** Family
- **Allocation:** Rural
- **HTC Purpose/Activity:** NC
- **Owner:** Hampton Chase Apartments, LP
- **Developer:** Zimmerman Properties, LLC
- **Housing General Contractor:** Zimmerman Properties Construction, LLC
- **Architect:** Parker & Associates
- **Market Analyst:** Novogradac & Company, LLP
- **Syndicator:** Related Capital Company
- **Supportive Services:** Texas Interfaith Housing
- **Consultant:** N/A
- **HTC Set Asides:** At-Risk, Nonprofit
- **HOME Set Asides:** CHDO, General
- **Bond Issuer:** N/A

### UNIT/BUILDING INFORMATION

- **Total Restricted Units:** 75
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 76
- **Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$577,500</td>
<td>$0</td>
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<td>0</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
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<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

- TX Senator: Staples, District 3  S Points: 7
- TX Representative: Cook, District 8  S Points: 7
- US Representative: District 5, NC
- US Senator: NC

Local Officials and Other Public Officials:

- Mayor/Judge: George J. Foss, Mayor, S
- Resolution of Support from Local Government: ✔
- Mark Priestner, City Council, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Staples expressed his support for the Development as one that will fulfill an existing need for housing in Palestine. Representative Cook expressed his support for the Development. The City of Palestine expressed in a resolution its support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the Palestine Economic Development Corporation in the amount of at least $77,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**Recommendation by the Executive Award and Review Advisory Committee is based on:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Score</th>
<th>Credit Amount</th>
<th>Loan Amount</th>
<th>Meeting a Required Set-Aside</th>
</tr>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑</td>
<td>$0</td>
<td>$0</td>
<td>No</td>
</tr>
<tr>
<td>Recommendation</td>
<td>Not Recommended</td>
<td>Does not have a competitive enough score within its allocation type within its region.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME Loan</td>
<td></td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td></td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td></td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation</td>
<td>N/A</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Market Place Apartments, TDHCA Number 05185

BASIC DEVELOPMENT INFORMATION
Site Address: Near the Intersection of McClain & Looney St. Development #: 05185
City: Brownwood Region: 2 Population Served: Elderly
County: Brown Zip Code: 76801 Allocation: Rural
HTC Set Asides: □ At-Risk □ Nonprofit □ USDA HTC Purpose/Activity: NC
HOME Set Asides: □ CHDO □ Preservation □ General
Bond Issuer: N/A

OWNER AND DEVELOPMENT TEAM
Owner: Market Place Apartments, LP
Justin Zimmerman - Phone: (417) 883-1632
Developer: Zimmerman Properties, LLC
Housing General Contractor: Zimmerman Properties Construction, LLC
Architect: Parker & Associates
Market Analyst: Apartment Market Data Research Service
Syndicator: Related Capital Company
Supportive Services: Texas Interfaith Housing
Consultant: N/A

UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units</th>
<th>Market Rate Units</th>
<th>Owner/Employee Units</th>
<th>Total Development Units</th>
<th>Total Development Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
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<td>53</td>
<td>59</td>
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<td>1</td>
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<td>$0</td>
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Type of Building: 5 units or more
Number of Residential Buildings: 1

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<tr>
<td>Housing Tax Credits:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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</table>
**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>
<th>Points:</th>
<th>State/Federal Officials with Jurisdiction:</th>
<th>Points:</th>
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<tbody>
<tr>
<td>TX Senator: Fraser, District 24</td>
<td>7</td>
<td>US Representative: Conaway, District 11, NC</td>
<td>7</td>
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<tr>
<td>TX Representative: Keffer, District 60</td>
<td></td>
<td>US Senator:</td>
<td>NC</td>
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<table>
<thead>
<tr>
<th>Local Officials and Other Public Officials:</th>
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</thead>
<tbody>
<tr>
<td>Mayor/Judge: Bert V. Massey, II, Mayor</td>
<td>S</td>
</tr>
<tr>
<td>State Representative Puente, State</td>
<td>S</td>
</tr>
<tr>
<td>Representative 119, S</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Individual/Businesses:</th>
<th>In Support:</th>
<th>In Opposition:</th>
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</thead>
<tbody>
<tr>
<td>In Support: 0</td>
<td>In Opposition: 0</td>
<td></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. Note that ineligible letters received a score of 12.

**General Summary of Comment:**
Senator Fraser expressed his support for the Development as one that will contribute significantly in assisting the need for quality, affordable multifamily housing for the residents of Brownwood. Representative Keffer expressed his support for the Development as one that will positively impact the effort to build and preserve healthy neighborhoods and communities. Representative Puente expressed his support for the Development as one that will address the housing need of San Antonio. The City of Brownwood expressed its support for the Development.

There were no letters of opposition.

**CONDITIONS OF COMMITMENT**

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount*</th>
<th>Loan Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>✔</td>
<td>☐</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td></td>
<td>☐</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## Basic Development Information

| Site Address: | MLK Street at West Ellis St. | Development #: | 05186 |
| City: | Levelland | Region: | 1 |
| County: | Hockley | Zip Code: | 79336 |
| HTC Set Asides: | At-Risk | Nonprofit | USDA | HTC Purpose/Activity: | NC |
| HOME Set Asides: | CHDO | Preservation | General |
| Bond Issuer: | N/A |

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

## Owner and Development Team

Owner: Zimmerman Deer Creek Apartments, LP  
Justin Zimmerman - Phone: (417) 883-1632

Developer: Zimmerman Properties, LLC

Housing General Contractor: Zimmerman Properties Construction, LLC

Architect: Parker & Associates

Market Analyst: Apartment Market Data Research Service

Syndicator: Related Capital Company

Supportive Services: Texas Interfaith Housing

Consultant: N/A

## Unit/Building Information

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
<th>63</th>
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<tr>
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<td>Owner/Employee Units:</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td>Total Development Units:</td>
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</tr>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td>Total Development Cost:</td>
<td>$0</td>
</tr>
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</table>

Type of Building: 5 units or more

Number of Residential Buildings: 4

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## Funding Information

<table>
<thead>
<tr>
<th>Housing Tax Credits:</th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<td>$496,000</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</table>

| Housing Trust Fund Loan Amount: | $0 |
| HOME Fund Loan Amount: | $0 |
| Bond Allocation Amount: | $0 |

6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Deer Creek Apartments, TDHCA Number 05186

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
 TX Senator: Duncan, District 28 NC Points: 0 US Representative: Neugebauer, District 19, NC
 TX Representative: Jones, District 83 S Points: 7 US Senator: NC

Local Officials and Other Public Officials:
 Mayor/Judge: NC Resolution of Support from Local Government
 Rick Osburn, City Manager, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Representative Jones expressed his support for the Development as one that will fill a great need for affordable housing in Levelland. The City of Levelland expressed its support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**Development Information, Public Input and Board Summary**  
**Deer Creek Apartments, TDHCA Number 05186**

<table>
<thead>
<tr>
<th>Recommendation by the Executive Award and Review Advisory Committee is Based On:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle: ☑️ Score: 158 ☐ Meeting a Required Set-Aside Credit Amount:* $0</td>
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<tr>
<td>Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>HOME Loan: Loan Amount: $0</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside Loan Amount: $0</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance: Credit Amount: $0</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA: Bond Amount: $0</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
</tbody>
</table>

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**Basic Development Information**

<table>
<thead>
<tr>
<th>Information</th>
<th>Value</th>
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<tbody>
<tr>
<td>Site Address:</td>
<td>FM 1053 and Twentieth Street</td>
</tr>
<tr>
<td>Development #:</td>
<td>05187</td>
</tr>
<tr>
<td>City:</td>
<td>Fort Stockton</td>
</tr>
<tr>
<td>Region:</td>
<td>12</td>
</tr>
<tr>
<td>County:</td>
<td>Pecos</td>
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<tr>
<td>Zip Code:</td>
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<tr>
<td>Population Served:</td>
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<td>HOME Set Asides:</td>
<td>CHDO</td>
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<tr>
<td>Bond Issuer:</td>
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**Owner and Development Team**

- **Owner:** Zimmerman Valley View Apartments, LP
- **Developer:** Zimmerman Properties, LLC
- **Housing General Contractor:** Zimmerman Properties Construction, LLC
- **Architect:** Parker & Associates
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Related Capital Company
- **Supportive Services:** Texas Interfaith Housing
- **Consultant:** N/A

**Unit/Building Information**

- **Total Restricted Units:** 47
- **Market Rate Units:** 0
- **Owner/Employee Units:** 1
- **Total Development Units:** 48
- **Total Development Cost:** $0

**Funding Information**

<table>
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<tr>
<th>Funding Source</th>
<th>Applicant Request</th>
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<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
<td>Housing Tax Credits:</td>
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<td>Housing Trust Fund Loan Amount:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
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<td>0</td>
<td>0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Valley Creek Apartments, TDHCA Number 05187

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

State/Federal Officials with Jurisdiction:
TX Senator:      Madla, District 19  NC  Points:  0  US Representative: Bonilla, District 23, NC
TX Representative:  Gallego, District 74  S  Points:  7  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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Representative Gallego expressed his support for the Development as one that will be a benefit to Fort Stockton.

There were no letters of opposition.

CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
### Recommendation by the Executive Award and Review Advisory Committee

**9% HTC Competitive Cycle:**
- Score: **120**
- Meeting a Required Set-Aside
- Credit Amount:* $0

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

**HOME Loan:**
- Loan Amount: $0

**Housing Trust Fund Loan:**
- Loan Amount: $0

**4% Housing Tax Credits with Bond Issuance:**
- Credit Amount: $0

**Private Activity Bond Issuance with TDHCA:**
- Bond Amount: $0

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## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Development #</th>
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<tbody>
<tr>
<td>City</td>
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<tr>
<td>Region</td>
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<tr>
<td>Population Served</td>
<td>Family</td>
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<td>County</td>
<td>Navarro</td>
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<td>Zip Code</td>
<td>75110</td>
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<td>HTC Purpose/Activity</td>
<td>NC</td>
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<td>HTC Set Asides</td>
<td>Nonprofit, USDA</td>
</tr>
<tr>
<td>HOME Set Asides</td>
<td>CHDO</td>
</tr>
<tr>
<td>Bond Issuer</td>
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</tr>
</tbody>
</table>

### OWNER AND DEVELOPMENT TEAM

- **Owner**: Winvale Park, Ltd.
  - Emanuel H. Glockzin, Jr. - Phone: (979) 846-8878
- **Developer**: Ponderosa Plaza, Ltd.
- **Housing General Contractor**: Brazos Valley Construction, Inc.
- **Architect**: Myriad Designs, Inc.
- **Market Analyst**: J. Mikeska & Company
- **Syndicator**: Boston Capital Corporation
- **Supportive Services**: Affordable Caring Housing, Inc.
- **Consultant**: N/A

### UNIT BUILDING INFORMATION

<table>
<thead>
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<tr>
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</table>

- **Type of Building**: 5 units or more
- **Number of Residential Buildings**: 7

### FUNDING INFORMATION

<table>
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<th>Amort</th>
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<td>HOME Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Windvale Park, TDHCA Number 05189

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

Local Officials and Other Public Officials:
Mayor/Judge: C. L. Brown, Mayor, N Resolution of Support from Local Government □
Olin Nickelberry, County Commissioners, N
George Walker, Mayor Pro Tem, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Averitt expressed his support for the Development as one that will provide assistance in an area where current resources are limited. Representative Cook expressed his support for the Development. Local officials expressed their support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from TDHCA in the amount of at least $1,500,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
## Development Information, Public Input and Board Summary

### Windvale Park, TDHCA Number 05189

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

<table>
<thead>
<tr>
<th>Source</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount</th>
<th>Loan Amount</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
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<td>$0</td>
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</tr>
<tr>
<td>HOME Loan</td>
<td></td>
<td></td>
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<td>Housing Trust Fund Loan</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
## Development Information, Public Input and Board Summary

### Casa Edcouch, TDHCA Number 05191

#### Basic Development Information

- **Site Address:** 28 Acres, West and Adams Tracts
- **City:** Edcouch
- **Region:** 11
- **Population Served:** Family
- **County:** Hidalgo
- **Zip Code:** 78538
- **Allocation:** Rural
- **HTC Set Asides:**
  - At-Risk
  - Nonprofit
  - USDA
- **HTC Purpose/Activity:** NC

#### Owner and Development Team

- **Owner:** Edcouch Housing Development LP
  - Monica Poss - Phone: (512) 474-5003
- **Developer:** Rufino Contreras Affordable Housing Corporation
- **Housing General Contractor:** N/A
- **Architect:** Rodriguez & Simon Design Associates
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** SunAmerica Affordable Housing Partners
- **Supportive Services:** La Union del Pueblo Entero
- **Consultant:** N/A

#### Unit Building Information

- **Type of Building:** Fourplex
- **Number of Residential Buildings:** 19
- **Market Rate Units:** 1
- **Owner/Employee Units:** 0
- **Total Development Units:** 76
- **Total Development Cost:** $0
- **Total Restricted Units:** 75

#### Funding Information

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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary
Casa Edcouch, TDHCA Number 05191

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

- TX Senator: Lucio, District 27  S  Points: 7  US Representative: Hinojosa, District 15, NC
- TX Representative: Pena, District 40  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:

- Mayor/Judge: Ramiro Silva, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Lucio expressed his support for the Development as one that will be a significant factor in improving the quality of life for the residents of the City of Edcouch. Representative Pena expressed his support for the Development as one that will provide affordable housing that will assist in fulfilling the continuing need for low income families. The City of Edcouch expressed its support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of seven (7) vouchers from City of Edcouch Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary
Casa Edcouch, TDHCA Number 05191

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

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<th>Program Type</th>
<th>Recommendation</th>
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<td>HOME Loan</td>
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<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
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<td></td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
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<td></td>
<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Pioneer at Walnut Creek, TDHCA Number 05192

BASIC DEVELOPMENT INFORMATION

Site Address: Sprinkle Cutoff, 100 yds North of Samsung Blvd. Intersection
City: Austin
Region: 7
Population Served: Family
County: Travis
Zip Code: 78754
Allocation: Urban/Exurban
Development #: 05192

BASIC DEVELOPMENT INFORMATION

Owner: Felipe von, Inc.
Ty Cunningham - Phone: (512) 338-9866
Developer: Felipe Von, Inc.
Housing General Contractor: Michael J. Baldwin Interests, Inc.
Architect: Humphreys & Partners Architects
Market Analyst: Aegis Group, Inc.
Syndicator: Guilford Capital Corporation
Supportive Services: N/A
Consultant: N/A

UNIT BUILDING INFORMATION

HTC Set Asides:
□ At-Risk □ Nonprofit □ USDA
HTC Purpose/Activity: NC
Total Restricted Units: 200
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 200
Total Development Cost: $0

FUNDING INFORMATION

Housing Tax Credits: $1,038,677
Housing Trust Fund Loan Amount: $0
HOME Fund Loan Amount: $0
Bond Allocation Amount: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Public Comment Summary

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

State/Federal Officials with Jurisdiction:
- TX Senator: Barrientos, District 14, NC Points: 0
- TX Representative: Strama, District 50, S Points: 7
- US Representative: McCaul, District 10, NC
- US Senator: NC

Local Officials and Other Public Officials:
- Resolution of Support from Local Government: □
- In Support: 0
- In Opposition: 0

Individuals/Businesses:
- Walnut Place Neighborhood Association, John Hutchison, Letter Score: 12
  - While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the complex is designed to be attractive and aesthetically pleasing; there will be a strong property management team; and there will be an assurance of long term maintenance. The organization also indicated that they had no objection as long as the developer adhered to the parking issues they raised and they complied with the City of Austin watershed ordinances.

Neighborhood Input:

General Summary of Comment:
- Representative Strama expressed his support for the Development as one that will assist in fulfilling Travis County's continuing need for housing.

There were no letters of opposition.

Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 152    □ Meeting a Required Set-Aside    Credit Amount:* $0

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

HOME Loan:                      Loan Amount:    $0
Recommendation: N/A

Housing Trust Fund Loan:        Loan Amount:    $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance:    Credit Amount:    $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA:    Bond Amount:    $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## Development Information, Public Input and Board Summary

### Park Place Apartments, TDHCA Number 05193

### Basic Development Information

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<tbody>
<tr>
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<tr>
<td>City:</td>
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<td>County:</td>
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<tr>
<td>Total Development Units:</td>
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<tr>
<td>Owner:</td>
<td>Zimmerman Park Place Apartments, LP</td>
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<td>Developer:</td>
<td>Zimmerman Properties, LLC</td>
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<td>Housing General Contractor:</td>
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<tr>
<td>Architect:</td>
<td>Parker &amp; Associates</td>
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<td>Market Analyst:</td>
<td>Novogradac &amp; Company, LLP</td>
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<tr>
<td>Syndicator:</td>
<td>Related Capital Company</td>
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<td>Supportive Services:</td>
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<td>Consultant:</td>
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### Owner and Development Team

<table>
<thead>
<tr>
<th>Owner and Development Team</th>
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<tbody>
<tr>
<td>Owner:</td>
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<tr>
<td>Developer:</td>
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### Unit/Building Information

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### Funding Information

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<tr>
<td>Bond Allocation Amount:</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Park Place Apartments, TDHCA Number 05193

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Staples, District 3 S Points: 7 US Representative: Gohmert, District 1, NC
TX Representative: Blake, District 9 S Points: 7 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Staples expressed his support for the Development as one that will generate jobs and improve the quality of life for current and future residents of the Nacogdoches area. Representative Blake expressed his support for the Development as one that will be a very valuable asset to the community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Nacogdoches in the amount of at least $211,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- 9% HTC Competitive Cycle: Yes Score: 172
- Meeting a Required Set-Aside
- Credit Amount:* $523,000

**Recommendation:** Has a competitive score within its allocation type within its region.

**HOME Loan:**
- Loan Amount: $0

**Housing Trust Fund Loan:**
- Loan Amount: $0

**4% Housing Tax Credits with Bond Issuance:**
- Credit Amount: $0

**Private Activity Bond Issuance with TDHCA:**
- Bond Amount: $0

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**Development Information, Public Input and Board Summary**

Canyon View Apartments, TDHCA Number 05194

### Basic Development Information

- **Site Address:** SE corner of 10th St. at Whittenburg St.
- **City:** Borger
- **County:** Hutchinson
- **Total Development Units:** 48
- **ZIP Code:** 77009
- **Population Served:** Family
- **Allocation:** Rural
- **HTC Set Asides:**
  - At-Risk: ☐
  - Nonprofit: ☐
  - USDA: ☐
  - HTC Purpose/Activity: NC
- **HOME Set Asides:**
  - CHDO: ☐
  - Preservation: ☐
  - General: ☐
- **Bond Issuer:** N/A

**HTC Purpose/Activity:**

- NC=New Construction
- ACQ=Acquisition
- R=Rehabilitation
- NC/ACQ=New Construction and Acquisition
- NC/R=New Construction and Rehabilitation
- ACQ/R=Acquisition and Rehabilitation

### Owner and Development Team

- **Owner:** Zimmerman Canyon View Apartments, LP
  - Justin Zimmerman - Phone: (417) 883-1632
- **Developer:** Zimmerman Properties, LLC
- **Housing General Contractor:** Zimmerman Properties Construction, LLC
- **Architect:** Parker & Associates
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Related Capital Company
- **Supportive Services:** Texas Interfaith Housing
- **Consultant:** N/A

### Unit/Building Information

- **Total Restricted Units:** 47
- **Market Rate Units:** 0
- **Owner/Employee Units:** 1
- **Total Development Units:** 48
- **Total Development Cost:** $0

**Type of Building:** 5 units or more

**Number of Residential Buildings:** 3

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### Funding Information

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<tr>
<th></th>
<th>Applicant Request</th>
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<th>Amort</th>
<th>Term</th>
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6/20/2005 11:30 AM
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
- TX Senator: Seliger, District 31  S  Points: 7  US Representative: Thornberry, District 13, NC
- TX Representative: Chisum, District 88  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
- Mayor/Judge: Jeff Brain, Mayor, S
- Judy Flanders, Council Member, S
- Meryl Barnett, Mayor Pro-Tem/City Council Member, 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. Note thatinelible letters received a score of 12.

General Summary of Comment:
Senator Seliger and Representative Chisum expressed their support for the Development. The City of Borger expressed its support for the Development as one that will greatly improve that availability of high quality, affordable housing for income qualified families.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Canyon View Apartments, TDHCA Number 05194

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

9% HTC Competitive Cycle: ☑ Score: 164 ☐ Meeting a Required Set-Aside Credit Amount:* $0
Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA: Bond Amount: $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City:</th>
<th>Region:</th>
<th>Population Served:</th>
<th>County:</th>
<th>Zip Code:</th>
<th>Allocation:</th>
<th>HTC Set Asides:</th>
<th>HOME Set Asides:</th>
<th>Bond Issuer:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1900, 1906 &amp; 1910 Leander St.</td>
<td>05195</td>
<td>Georgetown</td>
<td>7</td>
<td>Elderly</td>
<td>Williamson</td>
<td>78626</td>
<td>Urban/Exurban</td>
<td>At-Risk</td>
<td>CHDO</td>
<td>N/A</td>
</tr>
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</table>

### Owner and Development Team

- **Owner**: DDC San Gabriel Senior Village, Ltd.
  - Colby W. Denison - Phone: (512) 732-1226
- **Developer**: DDC Residential, Ltd.
- **Housing General Contractor**: N/A
- **Architect**: Architettura, Inc.
- **Market Analyst**: Mark C. Temple & Associates, LLC
- **Syndicator**: MMA Financial, LLC
- **Supportive Services**: N/A
- **Consultant**: N/A

### Unit Building Information

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Total Restricted Units</th>
<th>Market Rate Units</th>
<th>Owner/Employee Units</th>
<th>Total Development Units</th>
<th>Total Development Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>100</td>
<td>0</td>
<td>0</td>
<td>100</td>
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<tr>
<td>40%</td>
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<td>50%</td>
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</tr>
<tr>
<td>60%</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

- **Type of Building**: 5 units or more
- **Number of Residential Buildings**: 16

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### Funding Information

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
General Summary of Comment:

Representative Krusee expressed his support for the Development as one that will provide much needed affordable housing for the City of Georgetown.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Georgetown in the amount of at least $360,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

3. It should be noted that points were awarded under scoring item 5A; however, the application is also eligible to receive points under 5B in the event that the funding under 5A can not be confirmed. In this case, evidence must be submitted of a commitment of nine (9) vouchers from The Housing Authority of the City of Georgetown, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be reevaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
### Development Information, Public Input and Board Summary

**San Gabriel Senior Village, TDHCA Number 05195**

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

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>Loan Amount:</th>
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</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑</td>
<td></td>
<td>$785,000</td>
<td></td>
</tr>
<tr>
<td>Recommendation Loan</td>
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<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
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<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Greens Crossing Senior Village, TDHCA Number 05196

BASIC DEVELOPMENT INFORMATION

Site Address: O Gears Rd.
City: Houston
Region: 6
County: Harris
Zip Code: 77067
Total Development Units: 128
Development #: 05196
Population Served: Elderly
Allocation: Urban/Exurban

HTC Set Asides: □ At-Risk  ✔ Nonprofit  □ USDA  HTC Purpose/Activity: NC
HOME Set Asides: □ CHDO  □ Preservation  □ General
Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: DDC Greens Crossing, Ltd.
Colby W. Denison - Phone: (512) 732-1226
Developer: DDC Residential, Ltd.
Housing General Contractor: N/A
Architect: Architettura, Inc.
Market Analyst: O'Connor & Associates
Syndicator: MMA Financial, LLC
Supportive Services: N/A
Consultant: N/A

UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 128</th>
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<tbody>
<tr>
<td>13</td>
<td>0</td>
<td>0</td>
<td>115</td>
<td>Market Rate Units: 0</td>
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<td></td>
<td></td>
<td></td>
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<td>Owner/Employee Units: 0</td>
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</table>
Type of Building: 5 units or more/Fourplex
Number of Residential Buildings: 21
Total Development Units: 128
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>HOME Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
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<td>$0</td>
<td>0</td>
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</tr>
</tbody>
</table>

6/20/2005 11:30 AM
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Greens Crossing Senior Village, TDHCA Number 05196

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Whitmire, District 15 S Points: 7 US Representative: Jackson-Lee, District 18, NC
TX Representative: Turner, District 139 S Points: 7 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Whitmire and Representative Turner expressed their support for the Development as one that will contribute significantly in assisting the need for affordable, safe, and quality housing for the senior residents of Houston and Harris County.

The Greater Greensport Management District expressed its opposition to the Development due to a saturated apartment market and inaccuracies in the application.

CONDITIONS OF COMMITMENT

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least $460,000 or from the Harris County Housing Finance Corporation in the amount of at least $460,000 or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

Note: Additional conditions may be added upon finalization of an underwriting report.
### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
<th>Bond Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>Not Recommended</td>
<td>$0</td>
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</tr>
<tr>
<td>Meeting a Required Set-Aside</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Meeting a Required Set-Aside</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
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</tr>
</tbody>
</table>

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**Development Information, Public Input and Board Summary**

Olive Grove Manor, TDHCA Number 05198

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** 101 Normandy
- **City:** Houston
- **County:** Harris
- **Total Development Units:** 160
- **City:** Houston
- **Zip Code:** 77049
- **Region:** 6
- **Population Served:** Elderly
- **Allocation:** Urban/Exurban
- **HTC Purpose/Activity:** NC
- **Owner:** Olive Grove Manor, Ltd.
  - H. Elizabeth Young - Phone: (713) 626-1400
- **Developer:** Artisan/American Corp.
- **Housing General Contractor:** Inland General Construction Co.
- **Architect:** Stogsdill Architects, Inc.
- **Market Analyst:** O’Connor & Associates
- **Syndicator:** PNC Bank, NA
- **Supportive Services:** Child and Adult Development Center
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION

- **HTC Set Asides:**
  - 30% At-Risk
  - 40% Nonprofit
  - 50% USDA
  - 60% NC
- **HOME Set Asides:**
  - CHDO
  - Preservation
  - General
- **Bond Issuer:** N/A

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>0</td>
<td>16</td>
<td>128</td>
</tr>
</tbody>
</table>

- **Type of Building:** 5 units or more
- **Number of Residential Buildings:** 15
- **Total Restricted Units:** 160
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 160
- **Total Development Cost:** $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits</td>
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<tr>
<td>HOME Fund Loan Amount</td>
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</tr>
<tr>
<td>Bond Allocation Amount</td>
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<td>0</td>
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</tbody>
</table>
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Olive Grove Manor, TDHCA Number 05198

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator:   Whitmire, District 15   S    Points: 7   US Representative:Green, District 29, NC
TX Representative: Dutton, District 142   S    Points: 7   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.  Note that inelible letters received a score of 12.

Pine Trails Community Improvement Association, Wilmer Willis
Letter Score: 24
S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will provide clean, quality affordable housing; it will allow residents to remain in the area; it has unique home-like architecture and extensive landscaping; and will produce a positive economic benefit.

General Summary of Comment:
Senator Whitmire expressed his support for the Development as one that will give seniors the chance to reside in high quality, safe, affordable housing. Representative Dutton expressed his support for the Development as one that will fill a need for elderly housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the Harris County Housing Authority in the amount of at least $980,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
<table>
<thead>
<tr>
<th>Program</th>
<th>Credit Amount</th>
<th>Loan Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
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</tr>
<tr>
<td>Recommendation</td>
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<td>N/A</td>
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<tr>
<td>Meeting a Required Set-Aside</td>
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<tr>
<td>HOME Loan</td>
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<tr>
<td>Housing Trust Fund Loan</td>
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</tr>
<tr>
<td>Recommendation</td>
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<tr>
<td>Meeting a Required Set-Aside</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<td>$0</td>
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<tr>
<td>Recommendation</td>
<td>N/A</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

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**Multifamily Finance Production Division**

**June 27, 2005**

**Development Information, Public Input and Board Summary**

**Southwood Crossing Apartments, TDHCA Number 05199**

### Basic Development Information

- **Site Address:** North side of 173 between 9th Ave and Hwy 347
- **City:** Port Arthur
- **County:** Jefferson
- **Total Development Units:** 120
- **Region:** 5
- **Population Served:** Family
- **Zip Code:** 77642
- **Allocation:** Urban/Exurban
- **HTC Purpose/Activity:** NC
- **Owner:** Southwood Crossing, LP
- **Ike Akbari - Phone:** (409) 724-0020
- **Developer:** Itex Developers, LLC
- **Housing General Contractor:** N/A
- **Architect:** N/A
- **Market Analyst:** The Gerald Teel Co.
- **Syndicator:** N/A
- **Supportive Services:** Housing Authority of the City of Port Arthur
- **Consultant:** Gannon Outsourcing, Inc.
- **Total Restricted Units:** 120
- **HTC Set Asides:**
  - 30% □ At-Risk
  - 40% □ Nonprofit
  - 50% □ USDA
  - 60% □ General
  - N/A □ USDA
- **Owner/Employee Units:** 0
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Type of Building:** 5 units or more/Duplex
- **Number of Residential Buildings:** 13
- **Total Development Cost:** $0
- **FUNDING INFORMATION**

<table>
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<tr>
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<td>HOME Fund Loan Amount</td>
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<tr>
<td>Bond Allocation Amount</td>
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**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Southwood Crossing Apartments, TDHCA Number 05199

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

<table>
<thead>
<tr>
<th>State/Federal Officials with Jurisdiction</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>TX Senator: Janek, District 17</td>
<td>S</td>
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<tr>
<td>TX Representative: Ritter, District 21</td>
<td>S</td>
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<tr>
<td>US Representative: Poe, District 2, S</td>
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<td>US Senator:</td>
<td>NC</td>
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Local Officials and Other Public Officials:

<table>
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<tr>
<th>Local Officials and Other Public Officials</th>
<th>Points</th>
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<tbody>
<tr>
<td>Mayor/Judge: NC</td>
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<tr>
<td>Joe D. Deshotel, State Representative District 22, S</td>
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<tr>
<td>Oscar G. Ortiz, City of Port Arthur, S</td>
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<tr>
<td>Carl R. Griffith, Jr., County Judge, S</td>
<td></td>
</tr>
<tr>
<td>Felix Parker, City Council Member, S</td>
<td></td>
</tr>
<tr>
<td>Resolution of Support from Local Government</td>
<td>✓</td>
</tr>
</tbody>
</table>

Individuals/Businesses:

<table>
<thead>
<tr>
<th>Individuals/Businesses</th>
<th>In Support</th>
<th>In Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Support</td>
<td>15</td>
<td>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. Note that ineligible letters received a score of 12.

Gulfbreeze Resident Association, Gary Sanders

Letter Score: 12 S or O: S

While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: Port Arthur is in need of quality housing for low income people; the development is obsolete and needs to be demolished and rebuilt; the development will ensure preservation of affordable housing and rental assistance; the development will provide safe, sanitary and decent affordable housing in a quality environment; the development will have needed amenities' and it will promote much-needed community revitalization.

General Summary of Comment:

Congressman Poe expressed his support for the Development as one that will provide great opportunities for low income families in Jefferson County. Senator Janek expressed his support for the Development as one that is a great opportunity to aid in the achievement of Port Arthur's long range plan for quality affordable housing. Representative Deshotel expressed his support for the Development as one that will make much needed affordable housing available in Port Arthur. Representative Ritter expressed his support for the Development as one that will help provide much needed low income housing in the area. Local officials expressed their support for the Development as being within the scope and among the goals of their long range plan. The local chapter of the NAACP expressed its support for the Development. Broad support from the public cited a need for low income housing.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
## Southwood Crossing Apartments, TDHCA Number 05199

<table>
<thead>
<tr>
<th>Recommendation by the Executive Award and Review Advisory Committee is Based On:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle:  ✔  Score: 182  □  Meeting a Required Set-Aside  Credit Amount:*  $637,516</td>
</tr>
<tr>
<td>Recommendation:  Has a competitive score within its allocation type within its region.</td>
</tr>
<tr>
<td>HOME Loan:  Loan Amount:  $0</td>
</tr>
<tr>
<td>Recommendation:  N/A</td>
</tr>
<tr>
<td>Housing Trust Fund Loan:  □  Meeting a Required Set-Aside  Loan Amount:  $0</td>
</tr>
<tr>
<td>Recommendation:  N/A</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:  Credit Amount:  $0</td>
</tr>
<tr>
<td>Recommendation:  N/A</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:  Bond Amount:  $0</td>
</tr>
<tr>
<td>Recommendation:  N/A</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Ambassador North Apartments, TDHCA Number 05204

**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City</th>
<th>Region</th>
<th>Population Served</th>
<th>County</th>
<th>Zip Code</th>
<th>Allocation</th>
<th>HTC Set Asides</th>
<th>HOME Set Asides</th>
<th>Bond Issuer</th>
</tr>
</thead>
<tbody>
<tr>
<td>8210 Bauman Rd.</td>
<td>05204</td>
<td>Houston</td>
<td>6</td>
<td>Family</td>
<td>Harris</td>
<td>77022</td>
<td>Urban/Exurban</td>
<td>At-Risk</td>
<td>CHDO</td>
<td>N/A</td>
</tr>
</tbody>
</table>

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Creative Choice Texas I, Ltd.
- **Amay Inamdar - Phone:** (713) 522-7795
- **Developer:** L.U.L.A.C. Village Park Trust
- **Housing General Contractor:** Naimisha Construction, Inc.
- **Architect:** J. Salazar and Associates, Inc.
- **Market Analyst:** Patrick O'Connor & Associates, LP
- **Syndicator:** Paramount Financial Group, Inc.
- **Supportive Services:** L.U.L.A.C. Village Park Trust
- **Consultant:** N/A

**UNIT BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
<th>Market Rate Units:</th>
<th>Owner/Employee Units:</th>
<th>Total Development Units:</th>
<th>Total Development Cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>0</td>
<td>0</td>
<td>90</td>
<td>120</td>
<td>0</td>
<td>0</td>
<td>120</td>
<td>$0</td>
</tr>
</tbody>
</table>

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$786,076</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Ambassador North Apartments, TDHCA Number 05204

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:

TX Senator: Gallegos, District 6 S Points: 7
US Representative: Green, District 29, NC

TX Representative: Bailey, District 140 S Points: 7
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. Note that ineligible letters received a score of 12.

Northside/Northline Superneighborhood Council, Paula Parshall
Letter Score: 24 S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the property is 40 years old and in a deplorable condition; the award would greatly help redevelop the neighborhood and promote economic growth; crime will continue to decrease; the community should have received an award last year and they have been sufficiently patient; and the developer is committed to a partnership with the community.

General Summary of Comment:

Senator Gallegos expressed his support for the Development that would be located in a district which is in need of quality low income housing. Representative Bailey expressed his support for Developments that would decrease blight and be part of a coherent sustainable economic plan.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least $500,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

3. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least $500,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Score: 186</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount: *</th>
<th>$786,076</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>✔️</td>
<td></td>
<td>Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td></td>
<td>Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td></td>
<td>Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td></td>
<td>Credit Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td>Bond Amount:</td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**Development Information, Public Input and Board Summary**

**Villa Bonita Apartments, TDHCA Number 05205**

---

### Basic Development Information

| Site Address: 10345 South Zarzamora | Development #: 05205 |
| City: San Antonio | Region: 9 |
| County: Bexar | Population Served: Elderly |
| Zip Code: 78224 | Allocation: Urban/Exurban |

**HTC Set Asides:**
- □ At-Risk
- ✔ Nonprofit
- □ USDA
- HTC Purpose/Activity: NC

**HOME Set Asides:**
- □ CHDO
- □ Preservation
- □ General

**Bond Issuer:** N/A

---

### Owner and Development Team

- **Owner:** Creative Choice Texas II, Ltd.
  Amay Inamdar - Phone: (713) 522-7795
- **Developer:** Our Casas Resident Council, Inc.
- **Housing General Contractor:** Naimisha Construction, Inc.
- **Architect:** J. Salazar and Associates, Inc.
- **Market Analyst:** Patrick O'Connor & Associates, LP
- **Syndicator:** Paramount Financial Council, Inc.
- **Supportive Services:** Our Casa Resident Council, Inc.
- **Consultant:** N/A

---

### Unit/Building Information

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>0</td>
<td>0</td>
<td>108</td>
</tr>
</tbody>
</table>

**Type of Building:** 5 units or more
**Number of Residential Buildings:** 9

**Total Restricted Units:** 120
**Market Rate Units:** 0
**Owner/Employee Units:** 0
**Total Development Units:** 120
**Total Development Cost:** $0

---

### Funding Information

<table>
<thead>
<tr>
<th>Housing Tax Credits:</th>
<th>$1,046,167</th>
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</thead>
<tbody>
<tr>
<td>Housing Trust Fund Loan Amount:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
</tr>
</tbody>
</table>

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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Villa Bonita Apartments, TDHCA Number 05205

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:

| TX Senator: Madla, District 19 | Points: 7 | US Senator: NC |
| TX Representative: Uresti, District 118 | Points: 7 | US Representative: Cuellar, District 28, NC |

Local Officials and Other Public Officials:

| Mayor/Judge: | Resolution of Support from Local Government |
| Ron H. Segovia, City Council, District 3, S | Richard Perez, Councilmember District 4, S |
| Nelson W. Wolf, Bexar County Judge, N |

Individuals/Businesses:

| Individuals/Businesses: | In Support: | In Opposition: |
| Patton Heights, Tarreyton Tempo Neighborhood Association, Nicola A. Delgado | 0 | 0 |
| South Southwest Neighborhood Association, Irene C. Solis | 0 | 0 |

Note: Additional conditions may be added upon finalization of an underwriting report.

CONDITIONS OF COMMITMENT

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the Bexar County Housing Authority in the amount of at least $500,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Loan Type</th>
<th>Recommendation</th>
<th>Meeting a Required Set-Aside</th>
<th>Score</th>
<th>Credit Amount*</th>
<th>Loan Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>N/A</td>
<td></td>
<td>☑</td>
<td>171</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td></td>
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<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Parker Lane Seniors Apartments, TDHCA Number 05207

BASIC DEVELOPMENT INFORMATION

Site Address: 4000 Block of Parker Lane & 1900 block of Woodward  Development #: 05207
City: Austin  Region: 7  Population Served: Elderly
County: Travis  Zip Code: 78741  Allocation: Urban/Exurban
HTC Set Asides:  □ At-Risk  □ Nonprofit  □ USDA  HTC Purpose/Activity: NC
HOME Set Asides:  □ CHDO  □ Preservation  □ General
Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: Parker Lane Seniors Apartments, LP
Jim Shaw - Phone: (512) 347-9903
Developer: Parker Lane Developers, LLC
Housing General Contractor: N/A
Architect: Chiles Architects, Inc.
Market Analyst: Apartment Market Data Research Service
Syndicator: Boston Capital Partners
Supportive Services: Texas Inter-Faith Housing Corporation
Consultant: LBK, Ltd.

UNIT/BUILDING INFORMATION

30% 40% 50% 60%  Total Restricted Units: 68
7 0 0 61
Market Rate Units: 2
Type of Building: 5 units or more  Owner/Employee Units: 0
Number of Residential Buildings: 5  Total Development Units: 68
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits: $687,984</td>
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<td>0</td>
<td>0</td>
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<tr>
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<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount: $0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount: $0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Development Information, Public Input and Board Summary
Parker Lane Seniors Apartments, TDHCA Number 05207

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Barrientos, District 14  S  Points: 7  US Representative:Doggett, District 25, NC
TX Representative: Rodriguez, District 51  S  Points: 7  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. Note that ineligible letters received a score of 12.

Burleson Parker Neighborhood Association, Joseph Wargo  Letter Score: 24  S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will increase activity at Mabel Davis Park making it more vibrant; it will decrease homeless activity and improve safety; it will increase the customer base at local businesses; it will be a source for senior volunteers for the elementary school; it will include bus ridership; it will increase bank activity at local banks; and it will increase the variety of housing in the neighborhood. Further, it is close to medical facilities, is aesthetically pleasing and safe.

General Summary of Comment:
Senator Barrientos expressed his support for the Development due to the affordable mix of units and local support. Representative Rodriguez expressed his support for the Development as one that will provide quality affordable rental housing in an East Austin neighborhood.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the Austin Housing Finance Corporation in the amount of at least $250,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>HOME Loan</th>
<th>Housing Trust Fund Loan</th>
<th>4% Housing Tax Credits with Bond Issuance</th>
<th>Private Activity Bond Issuance with TDHCA</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle: ☑ Score: 182</td>
<td>☑ Meeting a Required Set-Aside</td>
<td>☑ Meeting a Required Set-Aside</td>
<td>☑ Meeting a Required Set-Aside</td>
<td>☑ Meeting a Required Set-Aside</td>
</tr>
<tr>
<td>Recommendation: Has a competitive score within its allocation type within its region.</td>
<td>Loan Amount: $0</td>
<td>Loan Amount: $0</td>
<td>Credit Amount: $0</td>
<td>Bond Amount: $0</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
<td>Loan Amount: $0</td>
<td>Loan Amount: $0</td>
<td>Credit Amount: $0</td>
<td>Bond Amount: $0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>Credit Amount: $0</td>
<td>Credit Amount: $0</td>
<td>Credit Amount: $0</td>
<td>Credit Amount: $0</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
<td>Loan Amount: $0</td>
<td>Loan Amount: $0</td>
<td>Loan Amount: $0</td>
<td>Loan Amount: $0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>Bond Amount: $0</td>
<td>Bond Amount: $0</td>
<td>Bond Amount: $0</td>
<td>Bond Amount: $0</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
<td>Loan Amount: $0</td>
<td>Loan Amount: $0</td>
<td>Loan Amount: $0</td>
<td>Loan Amount: $0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Providence Place Apartments, TDHCA Number 05209

BASIC DEVELOPMENT INFORMATION
Site Address: 20100 Saums Rd. Development #: 05209
City: Katy Region: 6 Population Served: Elderly
County: Harris Zip Code: 77449 Allocation: Urban/Exurban
HTC Set Asides: □ At-Risk □ Nonprofit □ USDA HTC Purpose/Activity: NC
HOME Set Asides: □ CHDO □ Preservation □ General
Bond Issuer: N/A
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition,
NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM
Owner: Providence Place, Ltd.
Chris Richardson - Phone: (713) 914-9200
Developer: Beinhorn Partners, LP
Housing General Contractor: Blazer Building, Inc.
Architect: Mucasey & Associates
Market Analyst: O'Connor & Associates
Syndicator: N/A
Supportive Services: Education Based Housing, Inc.
Consultant: N/A

UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
<th>Market Rate Units:</th>
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<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>139</td>
<td>27</td>
<td>166</td>
<td>8</td>
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Type of Building: 5 units or more Owner/Employee Units: 0
Number of Residential Buildings: 12 Total Development Units: 174
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
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<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
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6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Providence Place Apartments, TDHCA Number 05209

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Janek, District 17  S  Points: 7  US Representative: McCaul, District 10, NC
TX Representative: Callegari, District 132  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC  Resolution of Support from Local Government
Leonard E. Merrell, Ed. D., Superintendent, 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. Note that ineligible letters received a score of 12.

Mayde Creek Community Acting Together, Inc., Tess Zimmerman
Letter Score: 24  S or O: S
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: there has been an excellent dialogue between the developer and the community; the property is proposing a volunteering/mentoring program; the developer has agreed to increase the height of the fence as requested by the neighborhood; the association feels the land will be used for a higher use; the apartments will offer greater security and a higher quality of life for the elderly tenants; and supportive services will be provided.

General Summary of Comment:
Senator Janek expressed his support for the Development for an area in need of quality housing for the elderly. Representative Callegari expressed his support for the Development as one that will provide quality affordable housing to those in need. The Katy ISD Superintendent supports the Development as long as it is restricted to elderly residents.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least $179,916 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

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<tr>
<th>Component</th>
<th>Recommendation</th>
<th>Credit Amount:*</th>
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<tr>
<td>9% HTC Competitive Cycle: Score: <strong>178</strong></td>
<td>☑️ Has a competitive score within its allocation type within its region.</td>
<td><strong>$986,061</strong></td>
<td>$0</td>
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<td>HOME Loan:</td>
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<td>$0</td>
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<tr>
<td>Recommendation: N/A</td>
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<tr>
<td>Housing Trust Fund Loan:</td>
<td>☑️ Meeting a Required Set-Aside</td>
<td>$0</td>
<td></td>
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<tr>
<td>Recommendation: N/A</td>
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<tr>
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<td>Recommendation: N/A</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
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<tr>
<td>Recommendation: N/A</td>
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<td></td>
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</tr>
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</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
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<td>Site Address</td>
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<tr>
<td>City</td>
<td>Georgetown</td>
</tr>
<tr>
<td>Region</td>
<td>7</td>
</tr>
<tr>
<td>County</td>
<td>Williamson</td>
</tr>
<tr>
<td>Zip Code</td>
<td>78628</td>
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<tr>
<td>Development Units</td>
<td>180</td>
</tr>
<tr>
<td>HTC Purpose/Activity</td>
<td>NC</td>
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<td>HOME Set Asides</td>
<td>CHDO</td>
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<tr>
<td>Bond Issuer</td>
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**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Northwest Residential LP
- **Developer:** SSFP Northwest IV LP
- **Housing General Contractor:** ICI Construction, Inc.
- **Architect:** Chiles Architects, Inc.
- **Market Analyst:** O’Connor & Associates
- **Syndicator:** Paramount Financial Group
- **Supportive Services:** N/A
- **Consultant:** N/A

**UNIT/BUILDING INFORMATION**

- **Total Restricted Units:** 171
- **Market Rate Units:** 9
- **Owner/Employee Units:** 0
- **Total Development Units:** 180
- **Total Development Cost:** $0

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Field</th>
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<tr>
<td>HOME Fund Loan Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Ogden, District 5  NC Points: 0  US Representative: Carter, District 31, NC
TX Representative: Gattis, District 20  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. Note that ineligible letters received a score of 12.

General Summary of Comment:
No letters of support or opposition were received for this Development.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Georgetown in the amount of at least $171,171 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 156 ☐ Meeting a Required Set-Aside Credit Amount:* $0
Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA: Bond Amount: $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**MULTIFAMILY FINANCE PRODUCTION DIVISION**

**Development Information, Public Input and Board Summary**

**Reed Road Senior Residential, TDHCA Number 05212**

### BASIC DEVELOPMENT INFORMATION

- **Site Address:** Approx. 2800 Block of Reed Rd.
- **City:** Houston
- **Region:** 6
- **Population Served:** Elderly
- **County:** Harris
- **Zip Code:** 77051
- **Development #:** 05212
- **Total Development Units:** 180
- **HTC Purpose/Activity:** NC
- **Total Restricted Units:** 172
- **Region:** 6
- **Allocation:** Urban/Exurban

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Reed Rd. Senior Residential, LP
  - Stuart Shaw - Phone: (512) 220-8000
- **Developer:** SSFP Reed Road V LP
- **Housing General Contractor:** ICI Construction, Inc.
- **Architect:** Chiles Architects, Inc.
- **Market Analyst:** O'Connor & Associates
- **Syndicator:** Paramount Financial Group
- **Supportive Services:** N/A
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units:</th>
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<td>18</td>
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<td>0</td>
<td>154</td>
<td>172</td>
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- **Type of Building:** 5 units or more
- **Number of Residential Buildings:** 3
- **Total Development Units:** 180
- **Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
<td><strong>Housing Tax Credits:</strong></td>
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<td>0</td>
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<td>0</td>
<td>0</td>
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</tr>
<tr>
<td><strong>HOME Fund Loan Amount:</strong></td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Bond Allocation Amount:</strong></td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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6/20/2005 11:30 AM
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Reed Road Senior Residential, TDHCA Number 05212

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Ellis, District 13
TX Representative: Allen, District 131

Local Officials and Other Public Officials:
Mayo/Judge: NC
Resolution of Support from Local Government
Al Edwards, State Representative District 146, 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. Note that ineligible letters received a score of 12.

Sunnyside/South Acres/Crestmont Park Super Neighborhood, L.E. Chamberlain
This association’s letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: good location next to a stable use on a public transportation route; security at the site; affordability for seniors in the area; proximity to medical facilities; a high quality design; and a social service package appropriate for seniors.

General Summary of Comment:
Representative Edwards expressed his support for the Development as one that will give elderly and disabled tenants the chance to reside in high quality, safe and affordable housing. Representative Allen expressed her support for the Development as a much needed residence for low income senior citizens.

There were no letters of opposition.

CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment for in-kind contributions from the City of Houston in the amount of at least $180,000 or HOME funds from the City of Houston in the amount of at least $200,000 or CDBG funds from the City of Houston in the amount of at least $180,000 or HOME funds from Harris County in the amount of at least $200,000 or an amount from any of these sources necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary
Reed Road Senior Residential, TDHCA Number 05212

| RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON: |
|---------------------------------|----------------|
| 9% HTC Competitive Cycle: $\checkmark$ Score: 173 $\square$ Meeting a Required Set-Aside Credit Amount:* $\square$ |
| Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region. |
| HOME Loan: Loan Amount: $0 |
| Recommendation: N/A |
| Housing Trust Fund Loan: $\square$ Meeting a Required Set-Aside Loan Amount: $0 |
| Recommendation: N/A |
| 4% Housing Tax Credits with Bond Issuance: Credit Amount: $0 |
| Recommendation: N/A |
| Private Activity Bond Issuance with TDHCA: Bond Amount: $0 |
| Recommendation: N/A |

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Town Park Phase II, TDHCA Number 05217

**BASIC DEVELOPMENT INFORMATION**

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<th>Development #:</th>
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<td>City:</td>
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<tr>
<td>Region:</td>
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</tr>
<tr>
<td>Population Served:</td>
<td>Elderly</td>
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<td>County:</td>
<td>Harris</td>
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<td>CHDO</td>
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<tr>
<td>Bond Issuer:</td>
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**OWNER AND DEVELOPMENT TEAM**

| Owner:          | TP Seniors II, Ltd. |
| Developer:      | Tasek Management Co. |
| Housing General Contractor: | Construction Supervisors |
| Architect:      | Hoff Architects |
| Market Analyst: | O'Connor & Associates |
| Syndicator:     | Paramount Financial Group |
| Supportive Services: | N/A |
| Consultant:     | N/A |

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<th>HTC Set Asides:</th>
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<tr>
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**UNIT/BUILDING INFORMATION**

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<th>60%</th>
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<tr>
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Type of Building: 5 units or more

| Number of Residential Buildings: | 4 |

**FUNDING INFORMATION**

| Housing Tax Credits: | $980,000 |
| Housing Trust Fund Loan Amount: | $0 |
| HOME Fund Loan Amount: | $0 |
| Bond Allocation Amount: | $0 |

<p>| Department Analysis | $0 | $0 | $0 | $0 |</p>
<table>
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<tr>
<th>Amort</th>
<th>Term</th>
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<td>0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Town Park Phase II, TDHCA Number 05217

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Ellis, District 13 S Points: 7 US Representative: Green, District 9, NC
TX Representative: Hochberg, District 137 S Points: 7 US Senator: NC

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

Individuals/Businesses:
In Support: 3 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Ellis expressed his support for the Development for a needed location. Representative Hochberg expressed his support for the Development as one that will provide apartments for elderly who are in need of new, quality, low income housing. Representatives from the Chinese Community expressed their support for the Development as one that will be a great addition to the community.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least $421,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**MULTIFAMILY FINANCE PRODUCTION DIVISION**

June 27, 2005

Development Information, Public Input and Board Summary

Town Park Phase II, TDHCA Number 05217

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

<table>
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<th>Scheme</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount: *</th>
<th>Loan Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>✔️</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>HOME Loan</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

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

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Development #</th>
<th>05222</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Houston</td>
</tr>
<tr>
<td>Region</td>
<td>6</td>
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<tr>
<td>Population Served</td>
<td>Elderly</td>
</tr>
<tr>
<td>County</td>
<td>Harris</td>
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<tr>
<td>Zip Code</td>
<td>77365</td>
</tr>
<tr>
<td>Allocation</td>
<td>Urban/Exurban</td>
</tr>
<tr>
<td>HTC Purpose/Activity</td>
<td>NC</td>
</tr>
<tr>
<td>Owner:</td>
<td>Kingwood Senior Village, LP</td>
</tr>
<tr>
<td>Developer:</td>
<td>Kingwood Senior Management, LLC</td>
</tr>
<tr>
<td>Housing General Contractor:</td>
<td>N/A</td>
</tr>
<tr>
<td>Architect</td>
<td>Insite Architects</td>
</tr>
<tr>
<td>Market Analyst</td>
<td>O'Connor &amp; Associates</td>
</tr>
<tr>
<td>Syndicator:</td>
<td>MMA</td>
</tr>
<tr>
<td>Supportive Services</td>
<td>N/A</td>
</tr>
<tr>
<td>Consultant:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### HTC Purpose/Activity
- NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

### HOME Set Asides
- CHDO
- Preservation
- General

### Bond Issuer
- N/A

## UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>48</td>
<td>0</td>
<td>0</td>
<td>140</td>
</tr>
</tbody>
</table>

- Total Restricted Units: 188
- Market Rate Units: 1
- Owner/Employee Units: 0
- Total Development Units: 189
- Total Development Cost: $0

### Note:
Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:

TX Senator: Williams, District 4  S  Points: 7  US Representative: Brady, District 8, NC
TX Representative: Hope, District 16  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC  Resolution of Support from Local Government

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

Northpark Plaza Property Owners Association, Inc., Richard A. Rice  Letter Score: 24  S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will contribute to the subdivision's maintenance and landscaping; the developer garnered neighborhood input on the amenities and design of the property; a senior community is a great fit for the neighborhood; the developer has an excellent reputation; the development will allow families to bring elderly family members closer to home; and shopping and medical facilities are nearby.

General Summary of Comment:

Senator Williams expressed his support for the Development as one that will be an important alternative for a growing senior population. Representative Hope expressed his support for the Development as one that will for fill a community need for a supportive environment with a quality lifestyle for seniors.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least $680,400 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.

3. It should be noted that points were awarded under scoring item 5A; however, the application is also eligible to receive points under 5B in the event that the funding under 5A cannot be confirmed. In this case, evidence must be submitted of a commitment of eighteen (18) vouchers from The Montgomery County Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
**Development Information, Public Input and Board Summary**

**Kingwood Senior Village, TDHCA Number 05222**

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

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑ Score: 183</td>
<td>$0</td>
<td>$1,068,974</td>
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<tr>
<td>Meeting a Required Set-Aside</td>
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</tr>
<tr>
<td>Housing Trust Fund Loan</td>
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</tr>
<tr>
<td>Meeting a Required Set-Aside</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
<th>City:</th>
<th>Region:</th>
<th>Population Served:</th>
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</thead>
<tbody>
<tr>
<td>300 Block of East Larkspur Street</td>
<td>05224</td>
<td>Victoria</td>
<td>10</td>
<td>Elderly</td>
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<tr>
<td>County: Victoria</td>
<td>Zip Code: 77904</td>
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<td></td>
<td>Urban/Exurban</td>
</tr>
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</table>

HTC Set Asides: □ At-Risk □ Nonprofit □ USDA □ Elderly

HOME Set Asides: □ CHDO □ Preservation □ General

Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

- **Owner:** Loop 463 Housing Associates, LP
  - **David H. Saling - Phone:** 512-794-9378
- **Developer:** CHA Development Limited Partnership
- **Housing General Contractor:** Campbell-Hogue Construction Associates, LLC
- **Architect:** Chiles Architects, Inc.
- **Market Analyst:** Capital Markets Research, Inc.
- **Syndicator:** MMA Financial, LLC
- **Supportive Services:** Caring Senior Services of Victoria
- **Consultant:** S. Anderson Consulting

### UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 114</th>
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<tbody>
<tr>
<td>12</td>
<td>0</td>
<td>34</td>
<td>68</td>
<td>Market Rate Units: 0</td>
</tr>
</tbody>
</table>

Type of Building: 5 units or more

Number of Residential Buildings: 1

Total Development Units: 114

Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Department</th>
<th>Applicant Request</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>Housing Tax Credits</td>
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<td>Housing Trust Fund Loan Amount</td>
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<td>0</td>
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<tr>
<td>HOME Fund Loan Amount</td>
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</tr>
<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Department Analysis: $0

Amort: 0

Term: 0

Rate: 0
Development Information, Public Input and Board Summary
Brookwood Retirement Apartments, TDHCA Number 05224

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Armbister, District 18 S Points: 7 US Representative: Paul, District 14, NC
TX Representative: Morrison, District 30 S Points: 7 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Will Armstrong, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Armbister expressed his support for the Development as one that will fill a critical need for quality and affordable housing for low income senior citizens. Representative Morrison expressed her support for the Development as it will provide economical and quality housing for elderly who need a secure home environment. The City of Victoria expressed its support for the Development as one that will help meet the housing needs of senior citizens.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of HOME funds from TDHCA in the amount of at least $950,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**Development Information, Public Input and Board Summary**

*Brookwood Retirement Apartments, TDHCA Number 05224*

<table>
<thead>
<tr>
<th>Recommendation by the Executive Award and Review Advisory Committee is Based On:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle: ☑ Score: <strong>159</strong> ☐ Meeting a Required Set-Aside</td>
</tr>
<tr>
<td>Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
</tr>
<tr>
<td>HOME Loan:</td>
</tr>
<tr>
<td>Recommendation: Note that recommendations for HOME funds will be made to the Board on July 14, 2005</td>
</tr>
<tr>
<td>Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
</tr>
<tr>
<td>Recommendation: N/A</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
# Normangee Apartments, TDHCA Number 05225

## Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>OSR &amp; 3rd St</th>
<th>Development #</th>
<th>05225</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Normangee</td>
<td>Region</td>
<td>8</td>
</tr>
<tr>
<td>County</td>
<td>Leon</td>
<td>Population Served</td>
<td>Family</td>
</tr>
<tr>
<td>Zip Code</td>
<td>77871</td>
<td>Allocation</td>
<td>Rural</td>
</tr>
<tr>
<td>HTC Set Asides</td>
<td>At-Risk</td>
<td>HTC Purpose/Activity</td>
<td>ACQ/R</td>
</tr>
<tr>
<td>HOME Set Asides</td>
<td>CHDO</td>
<td>Owner/Employee Units</td>
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</tr>
<tr>
<td>Bond Issuer</td>
<td>N/A</td>
<td>Developer</td>
<td>The Wasserman Group, Inc.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Housing General Contractor</td>
<td>Camden Management Partners, Inc.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Architect</td>
<td>Miller/Player and Associates</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Market Analyst</td>
<td>Novogradac &amp; Company, LLP</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Supportive Services</td>
<td>Pinnacle Homestead Management, Inc.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Consultant</td>
<td>Grant &amp; Company, LLC</td>
</tr>
</tbody>
</table>

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

## Owner and Development Team

- **Owner:** 2005 Normangee, LP
  - Stephen M. Wasserman - Phone: 7708748800
- **Developer:** The Wasserman Group, Inc.
- **Housing General Contractor:** Camden Management Partners, Inc.
- **Architect:** Miller/Player and Associates
- **Market Analyst:** Novogradac & Company, LLP
- **Syndicator:** N/A
- **Supportive Services:** Pinnacle Homestead Management, Inc.
- **Consultant:** Grant & Company, LLC

## Unit/Building Information

- **Total Restricted Units:** 20
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 20
- **Total Development Cost:** $0

Type of Building: 5 units or more/Fourplex
Number of Residential Buildings: 2

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## Funding Information

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits</td>
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<tr>
<td>Housing Trust Fund Loan Amount</td>
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<td>0</td>
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<tr>
<td>HOME Fund Loan Amount</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Normangee Apartments, TDHCA Number 05225

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

State/Federal Officials with Jurisdiction:
TX Senator: Ogden, District 5  NC Points: 0  US Representative: Barton, District 6, NC
TX Representative: Dunnam, District 57  NC Points: 0  US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Byron Ryder, Leon County Judge, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
County Judge Ryder expressed his support for the Development as there is a serious need for affordable housing throughout Leon County.

There were no letters of opposition.

CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Source</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑</td>
<td>☑</td>
<td>$131,703</td>
</tr>
</tbody>
</table>

- **Recommendation:** Has a competitive score within the At-Risk Set-Aside.
- **HOME Loan:**
  - Recommendation: N/A
  - Loan Amount: $0
- **Housing Trust Fund Loan:**
  - Recommendation: N/A
  - Loan Amount: $0
- **4% Housing Tax Credits with Bond Issuance:**
  - Recommendation: N/A
  - Credit Amount: $0
- **Private Activity Bond Issuance with TDHCA:**
  - Recommendation: N/A
  - Bond Amount: $0

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MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Lytle Apartments, TDHCA Number 05226

BASIC DEVELOPMENT INFORMATION

Site Address: 14720 Main Street
City: Lytle
Region: 9
Population Served: Family
County: Atascosa
Zip Code: 78052
Allocation: Rural
Development #: 05226

HTC Set Asides: ☑ At-Risk ☐ Nonprofit ☑ USDA
HTC Purpose/Activity: ACQ/R
HOME Set Asides: ☐ CHDO ☐ Preservation ☐ General
Owner: 2005 Lytle, LP
Syndicator: N/A
Owner: 2005 Lytle, LP
Housing General Contractor: Camden Management Partners, Inc.
Developer: The Wasserman Group, Inc.
Architect: Miller/Player and Associates
Market Analyst: Novogradac & Company, LLP
Supportive Services: Pinnacle Homestead Management, Inc, d.b.a.
Consultant: Grant & Company, LLC

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition,
NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

UNIT/BUILDING INFORMATION

30% 40% 50% 60%  
3 0 0 21
Type of Building: 5 units or more
Number of Residential Buildings: 3
Total Restricted Units: 24
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 24
Total Development Cost: $0

FUNDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort Term Rate</th>
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<tr>
<td>Housing Tax Credits:</td>
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<td>Bond Allocation Amount:</td>
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</tbody>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Lytle Apartments, TDHCA Number 05226

PUBLIC COMMENTS SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Zaffirini, District 21 NC Points: 0 US Representative: Cuellar, District 28, NC
TX Representative: Gonzalez Toureilles, District 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
No letters of support or opposition were received for this Development.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>9% HTC Competitive Cycle:</th>
<th>Score:</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>$143,173</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
<td>Has a competitive score within the USDA Set-Aside.</td>
<td></td>
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</tr>
<tr>
<td>HOME Loan:</td>
<td></td>
<td>Loan Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td></td>
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<td>Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
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<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td></td>
<td>Credit Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
<td>Bond Amount:</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

West Retirement, TDHCA Number 05227

**BASIC DEVELOPMENT INFORMATION**

Site Address: 701 W. Tokio Rd  
City: West  
Region: 8  
County: McLennan  
Development #: 05227  
Total Development Units: 24  
Population Served: Elderly  
Allocation: Rural  
HTC Set Asides: □ At-Risk  
□ Nonprofit  
☑ USDA  
HTC Purpose/Activity: ACQ/R  
HOME Set Asides: □ CHDO  
□ Preservation  
□ General  
Bond Issuer: N/A  

**OWNER AND DEVELOPMENT TEAM**

Owner: 2005 West Retirement, LP  
Stephen M. Wasserman - Phone: 7708748800  
Developer: The Wasserman Group, Inc.  
Housing General Contractor: Camden Management Partners, Inc.  
Architect: Miller/Player and Associates  
Market Analyst: Novogradac & Company, LLP  
Syndicator: N/A  
Supportive Services: Pinnacle Homestead Management  
Consultant: Grant & Company, LLC

**UNIT BUILDING INFORMATION**

30%  40%  50%  60%  
3  0  0  21  
Total Restricted Units: 24  
Market Rate Units: 0  
Owner/Employee Units: 0  
Total Development Units: 24  
Total Development Cost: $0  
Type of Building: 5 units or more  
Number of Residential Buildings: 3

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>HOME Fund Loan Amount:</td>
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</tr>
<tr>
<td>Bond Allocation Amount:</td>
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</tbody>
</table>

6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
West Retirement, TDHCA Number 05227

PUBLIC COMMENTS SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Averitt, District 22  NC Points: 0  US Representative: Edwards, District 17, NC
TX Representative: Anderson, District 56  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

No letters of support or opposition were received for this Development.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
<table>
<thead>
<tr>
<th>9% HTC Competitive Cycle:</th>
<th>Score: 138</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommendation:</strong></td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>HOME Loan:</th>
<th>Loan Amount:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommendation:</strong></td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing Trust Fund Loan:</th>
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</thead>
<tbody>
<tr>
<td><strong>Recommendation:</strong></td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4% Housing Tax Credits with Bond Issuance:</th>
<th>Credit Amount:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommendation:</strong></td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Private Activity Bond Issuance with TDHCA:</th>
<th>Bond Amount:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recommendation:</strong></td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

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### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address: 301 N. Winters Furr</th>
<th>Development #: 05228</th>
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</thead>
<tbody>
<tr>
<td>City: Johnson City</td>
<td>Region: 7</td>
</tr>
<tr>
<td>County: Blanco</td>
<td>Population Served: Family</td>
</tr>
<tr>
<td>Zip Code: 78636</td>
<td>Allocation: Rural</td>
</tr>
<tr>
<td>HTC Set Asides:</td>
<td></td>
</tr>
<tr>
<td>HOME Set Asides:</td>
<td></td>
</tr>
<tr>
<td>Bond Issuer: N/A</td>
<td></td>
</tr>
</tbody>
</table>

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

- **Owner:** 2005 City Oaks, LP
  - Stephen M. Wasserman - Phone: 7708748800
- **Developer:** The Wasserman Group, Inc.
- **Housing General Contractor:** Camden Management Partners, Inc.
- **Architect:** Miller/Player and Associates
- **Market Analyst:** Novogradac & Company, LLP
- **Syndicator:** N/A
- **Supportive Services:** Pinnacle Homestead Management, Inc.
- **Consultant:** Grant & Company, LLC

### UNIT BUILDING INFORMATION

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>0</td>
<td>0</td>
<td>21</td>
</tr>
</tbody>
</table>

- **Type of Building:** 5 units or more/Fourplex
- **Number of Residential Buildings:** 3

Total Restricted Units: 24
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 24
Total Development Cost: 0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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</tr>
</tbody>
</table>
Development Information, Public Input and Board Summary
City Oaks Apartments, TDHCA Number 05228

PUBLIC COMMENTS SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Fraser, District 24  NC Points: 0  US Representative: Smith, District 21, NC
TX Representative: Rose, District 45  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. Note that ineligible letters received a score of 12.

General Summary of Comment:
No letters of support or opposition were received for this Development.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td></td>
<td></td>
<td>☑</td>
<td>$165,166</td>
</tr>
<tr>
<td>HOME Loan</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td></td>
<td></td>
<td>☐</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td></td>
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<td></td>
<td>$0</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

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**Basic Development Information**

| Site Address: | 130 Town Street | Development #: | 05229 |
| City: | Centerville | Region: | 8 |
| County: | Leon | Population Served: | Family |
| Zip Code: | 75833 | Allocation: | Rural |
| HTC Set Asides: | At-Risk | Nonprofit | USDA | HTC Purpose/Activity: | ACQ/R |
| HOME Set Asides: | CHDO | Preservation | General |
| Bond Issuer: | N/A |

**Owner and Development Team**

- **Owner:** 20005 Centerville Plaza, LP
  - Stephen M. Wasserman - Phone: 7708748800
- **Developer:** The Wasserman Group, Inc.
- **Housing General Contractor:** Camden Management Partners, Inc.
- **Architect:** Miller/Player and Associates
- **Market Analyst:** Novogradac & Company, LLP
- **Syndicator:** N/A
- **Supportive Services:** Pinnacle Homestead Management, Inc.
- **Consultant:** Grant & Company, LLC

**Unit/Building Information**

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>0</td>
<td>0</td>
<td>21</td>
</tr>
</tbody>
</table>

- **Total Restricted Units:** 24
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 24
- **Total Development Cost:** $0

**Funding Information**

| Housing Tax Credits: | $158,059 |
| Housing Trust Fund Loan Amount: | $0 |
| HOME Fund Loan Amount: | $0 |
| Bond Allocation Amount: | $0 |

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
- TX Senator: Ogden, District 5, NC Points: 0
- TX Representative: Dunnam, District 57, NC Points: 0
- US Representative: Barton, District 6, NC
- US Senator: NC

Local Officials and Other Public Officials:
- Mayor/Judge: Billy Walters, Mayor, S
- Byron Ryder, Leon County Judge, S
- Bobby Walters, City Council Member, O

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

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. Note that ineligible letters received a score of 12.

General Summary of Comment:
The County Judge and the Mayor expressed their support for the Development as long as the renovation will solve the problems the current complex has caused in the community.

One City Councilman expressed his opposition to the Development pending receipt of further information regarding the nature of the renovations.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- 9% HTC Competitive Cycle: ✔ Score: 135 ✔ Meeting a Required Set-Aside Credit Amount:* $0
- Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.

- HOME Loan: Loan Amount: $0
  - Recommendation: N/A

- Housing Trust Fund Loan: Loan Amount: $0
  - Recommendation: N/A
  - Meeting a Required Set-Aside

- 4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
  - Recommendation: N/A

- Private Activity Bond Issuance with TDHCA: Bond Amount: $0
  - Recommendation: N/A

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## Development Information, Public Input and Board Summary

**Coolidge Apartments, TDHCA Number 05230**

### BASIC DEVELOPMENT INFORMATION

| Site Address: | 1306 Bell Street | Development #: | 05230 |
| City: | Coolidge | Region: | 8 |
| County: | Limestone | Zip Code: | 76635 |
| Owner/Employee Units: | 0 | Population Served: | Family |
| HTC Set Asides: | At-Risk | HTC Purpose/Activity: | ACQ/R |
| HOME Set Asides: | CHDO |  |
| Bond Issuer: | N/A |

**HTC Purpose/Activity:** NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

- **Owner:** 2005 Coolidge, LP
- **Developer:** The Wasserman Group, Inc.
- **Housing General Contractor:** Camden Management Partners, Inc.
- **Architect:** Miller/Player and Associates
- **Market Analyst:** Novogradac & Company, LLP
- **Syndicator:** N/A
- **Supportive Services:** Pinnacle Homestead Management, Inc.
- **Consultant:** Grant & Company, LLC

### UNIT/BUILDING INFORMATION

- **Type of Building:** Fourplex
- **Number of Residential Buildings:** 4
- **Total Restricted Units:** 16
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 16
- **Total Development Cost:** $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<td>HOME Fund Loan Amount:</td>
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</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
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<td>0</td>
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6/20/2005 11:30 AM
Development Information, Public Input and Board Summary
Coolidge Apartments, TDHCA Number 05230

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Ogden, District 5       NC  Points: 0
TX Representative: Cook, District 8  NC  Points: 0
US Representative: Edwards, District 17, NC
US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC
Rose Mary Osborne, Councilman city of Coolidge, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
The City of Coolidge expressed its support for the Development as one that will be an asset to the residents and an improvement for the community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
## Recommendation by the Executive Award and Review Advisory Committee

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>Not Recommended</td>
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<td>$0</td>
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<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION
Development Information, Public Input and Board Summary
Kerrville Housing, TDHCA Number 05231

BASIC DEVELOPMENT INFORMATION

- Site Address: 515 Roy Street
- City: Kerrville
- County: Kerr
- Zip Code: 78028
- Region: 9
- Population Served: Elderly
- Development #: 05231
- HTC Purpose/Activity: ACQ/R
- Owner: 2005 Kerrville, LP
- Developer: The Wasserman Group, Inc.
- Housing General Contractor: Camden Management Partners, Inc.
- Architect: Miller/Player and Associates
- Market Analyst: Novogradac & Company, LLP
- Supportive Services: Pinnacle Homestead Management, Inc.
- Consultant: Grant & Company, LLC
- HTC Set Asides:
  - At-Risk
  - USDA
- HOME Set Asides:
  - CHDO
- Bond Issuer: N/A

UNIT BUILDING INFORMATION

- Total Restricted Units: 48
- Market Rate Units: 0
- Owner/Employee Units: 0
- Total Development Units: 48
- Total Development Cost: $0

FUNDING INFORMATION

- Housing Tax Credits: $292,927
- Housing Trust Fund Loan Amount: $0
- HOME Fund Loan Amount: $0
- Bond Allocation Amount: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Kerrville Housing, TDHCA Number 05231

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

State/Federal Officials with Jurisdiction:
TX Senator: Fraser, District 24  NC  Points: 0  US Representative: Bonilla, District 23, NC  NC  Points: 0
TX Representative: Hilderbran, District 53  NC  Points: 0  US Senator:  NC

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

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. Note that ineligible letters received a score of 12.

General Summary of Comment:
No letters of support or opposition were received for this Development.

CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 133 ☐ Meeting a Required Set-Aside Credit Amount:* $292,927
Recommendation: Has a competitive score within the USDA Set-Aside.

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA: Bond Amount: $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**BASIC DEVELOPMENT INFORMATION**

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Cibolo</td>
</tr>
<tr>
<td>County</td>
<td>Guadalupe</td>
</tr>
<tr>
<td>Zip Code</td>
<td>78108</td>
</tr>
<tr>
<td>Population Served</td>
<td>Elderly</td>
</tr>
<tr>
<td>Region</td>
<td>9</td>
</tr>
<tr>
<td>HTC Purpose/Activity</td>
<td>ACQ/R</td>
</tr>
<tr>
<td>HTC Set Asides</td>
<td>At-Risk</td>
</tr>
<tr>
<td>TYPE</td>
<td>5 units or more</td>
</tr>
<tr>
<td>Number of Residential Buildings</td>
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<tr>
<td>Total Development Cost</td>
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<tr>
<td>Owner:</td>
<td>2005 Cibolo Apts., LP</td>
</tr>
<tr>
<td>Developer:</td>
<td>The Wasserman Group, Inc.</td>
</tr>
<tr>
<td>Housing General Contractor:</td>
<td>Camden Management Partners, Inc.</td>
</tr>
<tr>
<td>Architect:</td>
<td>Miller/Player and Associates</td>
</tr>
<tr>
<td>Market Analyst:</td>
<td>Novogradac &amp; Company, LLP</td>
</tr>
<tr>
<td>SYNDICATOR:</td>
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</tr>
<tr>
<td>Supportive Services:</td>
<td>Pinnacle Homestead Management, Inc.</td>
</tr>
<tr>
<td>Consultant:</td>
<td>Grant &amp; Company, LLC</td>
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**UNIT BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Restricted Units</td>
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</tr>
<tr>
<td>Market Rate Units</td>
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</tr>
<tr>
<td>Owner/Employee Units</td>
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</tr>
<tr>
<td>Total Development Units</td>
<td>48</td>
</tr>
<tr>
<td>Total Development Cost</td>
<td>$0</td>
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Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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</tr>
<tr>
<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
</tr>
</tbody>
</table>
### 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: Wentworth, District 25</th>
<th>US Representative: Cuellar, District 28, NC</th>
</tr>
</thead>
<tbody>
<tr>
<td>NC</td>
<td>NC</td>
</tr>
<tr>
<td>Points: 0</td>
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</table>

**Local Officials and Other Public Officials:**

<table>
<thead>
<tr>
<th>Mayor/Judge:</th>
<th>Resolution of Support from Local Government</th>
</tr>
</thead>
<tbody>
<tr>
<td>NC</td>
<td>☐</td>
</tr>
</tbody>
</table>

**Individuals/Businesses:**

<table>
<thead>
<tr>
<th>In Support: 0</th>
<th>In Opposition: 0</th>
</tr>
</thead>
</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. Note that ineligible letters received a score of 12.

**General Summary of Comment:**

No letters of support or opposition were received for this Development.

### CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle:  ✔ Score: 132  ✔ Meeting a Required Set-Aside  Credit Amount:* $0

Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.

HOME Loan:  
Recommendation: N/A  Loan Amount: $0

Housing Trust Fund Loan:  
Recommendation: N/A  Loan Amount: $0

4% Housing Tax Credits with Bond Issuance:  
Recommendation: N/A  Credit Amount: $0

Private Activity Bond Issuance with TDHCA:  
Recommendation: N/A  Bond Amount: $0

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Park Place Apartments, TDHCA Number 05234

BASIC DEVELOPMENT INFORMATION

Site Address: 20 S. Mechanic
City: Bellville
County: Austin
Region: 6
Population Served: Family
Development #: 05234
Zip Code: 77418
Allocation: Rural

HTC Set Asides: □ At-Risk □ Nonprofit ✔ USDA
HTC Purpose/Activity: ACQ/R
HOME Set Asides: □ CHDO □ Preservation ✔ General
Owner: FDI-Park Place, Ltd.
Developer: Fieser Development, Inc.
Housing General Contractor: LCJ Construction
Architect: David J. Albright
Market Analyst: NA
Syndicator: WNC & Associates, Inc.
Supportive Services: N/A
Consultant: N/A

UNIT/BUILDING INFORMATION

30%  40%  50%  60%
0    0    0   40
Type of Building: 5 units or more
Number of Residential Buildings: 5
Total Restricted Units: 40
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 40
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$123,580</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$225,000</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

**State/Federal Officials with Jurisdiction:**
- TX Senator: Brimer, District 10, NC
- TX Representative: Kolkhorst, District 13, NC
- US Senator: McCaul, District 10, NC

**Local Officials and Other Public Officials:**
- Mayor/Judge: Philip B. Harrison, Mayor, S
- Resolution of Support from Local Government: 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. Note that ineligible letters received a score of 12.

**General Summary of Comment:**
The City of Beeville expressed its support for the Development as one that will help its need for affordable housing.

There were no letters of opposition.

**Conditions of Commitment**

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of HOME funds from TDHCA in the amount of at least $225,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(l)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
### RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Score</th>
<th>Amount</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑</td>
<td>82</td>
</tr>
<tr>
<td>Meeting a Required Set-Aside</td>
<td></td>
<td>$123,580</td>
</tr>
<tr>
<td>Credit Amount</td>
<td></td>
<td></td>
</tr>
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</table>

- **Recommendation**: Has a competitive score within the USDA Set-Aside.

<table>
<thead>
<tr>
<th>Loan Type</th>
<th>Score</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>HOME Loan</td>
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<td>$0</td>
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<tr>
<td>Loan Amount</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
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<td>$0</td>
</tr>
<tr>
<td>Loan Amount</td>
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<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
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<td>$0</td>
</tr>
<tr>
<td>Credit Amount</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>☐</td>
<td>$0</td>
</tr>
<tr>
<td>Bond Amount</td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

- **Recommendation**: Note that recommendations for HOME funds will be made to the Board on July 14, 2005.

- **Recommendation**: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
# MULTIFAMILY FINANCE PRODUCTION DIVISION

## Development Information, Public Input and Board Summary

**Country Square Apartments, TDHCA Number 05235**

### Basic Development Information

| Site Address: 1001 Lakeview | Development #: | 05235 |
| City: Lone Star | Region: | 4 |
| County: Morris | Population Served: | Family |
| Zip Code: 75668 | Allocation: | Rural |
| HTC Set Asides: | □ At-Risk | □ Nonprofit | ✓ USDA |
| HOME Set Asides: | □ CHDO | □ Preservation | ✓ General |

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

### Owner and Development Team

- **Owner:** FDI-Country Square, Ltd.
  - James W. Fieser - Phone: 2815998684
- **Developer:** Fieser Development, Inc.
- **Housing General Contractor:** LCJ Construction
- **Architect:** David J. Albright
- **Market Analyst:** NA
- **Syndicator:** WNC & Associates
- **Supportive Services:** N/A
- **Consultant:** N/A

### Unit Building Information

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<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
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<tbody>
<tr>
<td>0</td>
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<td>24</td>
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<tr>
<td>Total Restricted Units:</td>
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<td>Type of Building:</td>
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<td>Number of Residential Buildings:</td>
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</tr>
<tr>
<td>Market Rate Units:</td>
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<td></td>
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</tr>
<tr>
<td>Owner/Employee Units:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Total Development Units:</td>
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</tr>
<tr>
<td>Total Development Cost:</td>
<td>$0</td>
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</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### Funding Information

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<td>0</td>
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<td>Housing Trust Fund Loan Amount:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<td>Bond Allocation Amount:</td>
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<td>0</td>
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6/20/2005 11:30 AM
## 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>
<th>TX Senator: Ellife, District 1</th>
<th>Points: 0</th>
<th>US Representative: Hall, District 4, NC</th>
<th>NC</th>
<th>Points: 0</th>
<th>US Senator: NC</th>
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</thead>
<tbody>
<tr>
<td>Local Officials and Other Public Officials:</td>
<td>Mayor/Judge: NC</td>
<td>Resolution of Support from Local Government</td>
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<tr>
<td>Individuals/Businesses:</td>
<td>In Support: 0</td>
<td>In Opposition: 0</td>
<td></td>
<td></td>
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<td></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. Note that ineligible letters received a score of 12.

### General Summary of Comment:

No letters of support or opposition were received for this Development.

## CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment in HOME funds from TDHCA in the amount of at least $385,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Score</th>
<th>Loan Amount</th>
<th>Credit Amount</th>
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</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>87</td>
<td>$0</td>
<td>$85,394</td>
</tr>
<tr>
<td>Meeting a Required Set-Aside</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Home Loan</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td></td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
BASIC DEVELOPMENT INFORMATION

Site Address: 610 S. Avenue F, 115 S. Avenue P
City: Clifton
County: Bosque
Total Development Units: 40

HTC Set Asides: 

At-Risk
Nonprofit
USDA

HTC Purpose/Activity: ACQ/R

Owner: Clifton-Charger Properties, LP
Bonita Williams - Phone: 9365602636
Developer: Louis Williams & Associates, Inc.
Housing General Contractor: Louis Williams & Associates, Inc.
Architect: Pat Dismukes
Market Analyst: N/A
Syndicator: Michel Associates Ltd.
Supportive Services: N/A
Consultant: N/A

UNIT BUILDING INFORMATION

30% 40% 50% 60%
0 0 40 0

Type of Building: Fourplex
Number of Residential Buildings: 10
Total Restricted Units: 40
Market Rate Units: 0
Owner/Employee Units: 0
Owner: Clifton-Charger Properties, LP

FUNDING INFORMATION

Applicant Request | Department Analysis | Amort | Term | Rate
--- | --- | --- | --- | ---
Housing Tax Credits: $120,260 | $0 | 0 | 0 | 0
Housing Trust Fund Loan Amount: $87,046 | $0 | 0 | 0 | 0
HOME Fund Loan Amount: $602,566 | $0 | 0 | 0 | 0
Bond Allocation Amount: $0 | $0 | 0 | 0 | 0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Clifton Manor Apartments I and II, TDHCA Number 05236

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Averitt, District 22 S Points: 7 US Representative: Edwards, District 17, NC
TX Representative: Orr, District 58 S Points: 7 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Cole Word, County Judge, S
Jerry Golden, City Administrator, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Averitt expressed his support for the Development as one that will provide assistance in an area where current resources are limited. Representative Orr expressed his support for the Development. Local officials expressed their support for the Development as one that will provide attractive, affordable, and safe living.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment for HOME funds from TDHCA in the amount of at least $602,566 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(l)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Status</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle:</td>
<td>Score: 156, Meeting a Required Set-Aside</td>
<td>Credit Amount: $120,260</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Has a competitive score within the USDA and At-Risk Set-Asides.</td>
<td></td>
</tr>
<tr>
<td>HOME Loan:</td>
<td>Loan Amount: $0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Note that recommendations for HOME funds will be made to the Board on July 14, 2005</td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td>Meeting a Required Set-Aside</td>
<td>Loan Amount: $0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Note that recommendations for HTF funds will be made to the Board on July 14, 2005</td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>Credit Amount: $0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>Bond Amount: $0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### Basic Development Information

| Site Address: | 300 W. Otte | Development #: | 05237 |
| City: | Brady | Region: | 12 |
| County: | McCulloch | Zip Code: | 76825 |
| Population Served: | Elderly |
| HTC Purpose/Activity: | ACQ/R |
| HTC Set Asides: | At-Risk, Nonprofit, USDA |
| HOME Set Asides: | CHDO, Preservation, General |
| Bond Issuer: | N/A |

### Owner and Development Team

- **Owner:** Brady-Charger Properties, LP, Bonita Williams - Phone: 9365602636
- **Developer:** Louis Williams & Associates, Inc.
- **Housing General Contractor:** Louis Williams & Associates, Inc.
- **Architect:** Pat Dismukes
- **Market Analyst:** N/A
- **Syndicator:** Michel Associates Ltd.
- **Supportive Services:** N/A
- **Consultant:** N/A

### Unit/Building Information

- **Type of Building:** Duplex
- **Number of Residential Buildings:** 8
- **Total Restricted Units:** 16
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 16
- **Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### Funding Information

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$61,169</td>
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<td>0</td>
<td>0</td>
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<td>Housing Trust Fund Loan Amount:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$319,808</td>
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</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Public Comment Summary

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

State/Federal Officials with Jurisdiction:

- TX Senator: Fraser, District 24 S Points: 7 US Representative: Conaway, District 11, NC
- TX Representative: Hilderbran, District 53 S Points: 7 US Senator: NC

Local Officials and Other Public Officials:

- Mayor/Judge: Clarence Fria, Mayor, N Resolution of Support from Local Government □
- Nathan Davis, City Administrator, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Fraser expressed his support for the Development as one that will serve the senior citizens of Brady. Representative Hilderbran expressed his support for the Development as one that will provide safe and sanitary units for the city and will be a benefit to its residents. The City of Brady expressed its support for the Development.

There were no letters of opposition.

Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of HOME funds from TDHCA in the amount of at least $319,808 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

6/20/2005 11:30 AM
## Development Information, Public Input and Board Summary

**Bel Aire Manor Apartments, TDHCA Number 05237**

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

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
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</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td></td>
<td>☑</td>
<td>$61,169</td>
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<tr>
<td>HOME Loan</td>
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<tr>
<td>Housing Trust Fund Loan</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

- **Recommendation:** Has a competitive score within the USDA Set-Aside.
- **Recommendation:** Note that recommendations for HOME funds will be made to the Board on July 14, 2005
- **Recommendation:** Note that recommendations for HTF funds will be made to the Board on July 14, 2005

### Notes:

- This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.

---

6/20/2005 11:30 AM
## BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Site Address</th>
<th>702 S. College St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Hamilton</td>
</tr>
<tr>
<td>Region</td>
<td>8</td>
</tr>
<tr>
<td>Population Served</td>
<td>Family</td>
</tr>
<tr>
<td>County</td>
<td>Hamilton</td>
</tr>
<tr>
<td>Zip Code</td>
<td>76531</td>
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<tr>
<td>Allocation</td>
<td>Rural</td>
</tr>
<tr>
<td>HTC Set Asides</td>
<td>At-Risk</td>
</tr>
<tr>
<td>HOME Set Asides</td>
<td>CHDO</td>
</tr>
<tr>
<td>Bond Issuer</td>
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</table>

**HTC Purpose/Activity: ACQ/R**

**Owner:** Hamilton-Charger Properties, LP  
Bonita Williams - Phone: 9365602636

**Developer:** Louis Williams & Associates, Inc.

**Housing General Contractor:** Louis Williams & Associates, Inc.

**Architect:** Pat Dismukes

**Market Analyst:** N/A

**Syndicator:** Michel Associates Ltd.

**Supportive Services:** N/A

**Consultant:** N/A

### UNIT BUILDING INFORMATION

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<th>30%</th>
<th>40%</th>
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<tr>
<td>0</td>
<td>0</td>
<td>18</td>
<td>0</td>
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**Type of Building:** Fourplex  
**Number of Residential Buildings:** 5

**Total Restricted Units:** 18

**Total Market Rate Units:** 0

**Owner/Employee Units:** 0

**Total Development Units:** 18

**Total Development Cost:** $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

## FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<tr>
<td>Housing Tax Credits</td>
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<tr>
<td>Housing Trust Fund Loan Amount</td>
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<tr>
<td>HOME Fund Loan Amount</td>
<td>$296,869</td>
<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Public Comment Summary


State/Federal Officials with Jurisdiction:

TX Senator: Fraser, District 24  S Points: 7  US Representative: Carter, District 31, NC
TX Representative: Miller, District 59  S Points: 7  US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Roy Rumsey, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Fraser expressed his support for the Development as rental housing is in short supply in Hamilton and a project like this one is badly needed. Representative Miller expressed his support for the Development as one that will benefit the City of Hamilton. The City of Hamilton expressed its support for the Development as it will help to fulfill the need for affordable rental housing.

There were no letters of opposition.

Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment for HOME funds from TDHCA in the amount of at least $296,869 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>9% HTC Competitive Cycle:</th>
<th>☐ Score: 171</th>
<th>✔ Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>$58,476</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME Loan:</td>
<td>Loan Amount:</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Note that recommendations for HOME funds will be made to the Board on July 14, 2005</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td>Loan Amount:</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Note that recommendations for HTF funds will be made to the Board on July 14, 2005</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>Credit Amount:</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>Bond Amount:</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
June 27, 2005  
Development Information, Public Input and Board Summary  
Bayshore Manor Apartments, TDHCA Number 05239

### BASIC DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>Development #:</th>
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<tbody>
<tr>
<td>Site Address:</td>
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<tr>
<td>City:</td>
<td>Palacios</td>
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<tr>
<td>Region:</td>
<td>6</td>
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<tr>
<td>Population Served:</td>
<td>Family</td>
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<td>County:</td>
<td>Matagorda</td>
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<tr>
<td>Zip Code:</td>
<td>77465</td>
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<tr>
<td>Allocation:</td>
<td>Rural</td>
</tr>
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</table>

**HTC Set Asides:**  
- At-Risk: □  
- Nonprofit: □  
- USDA: ✔

**HOME Set Asides:**  
- CHDO: □  
- Preservation: □  
- General: ✔

**Bond Issuer:** N/A

**HTC Purpose/Activity:**  
- NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

### OWNER AND DEVELOPMENT TEAM

- **Owner:** FDI-Bayshore Manor, Ltd.  
  James W. Fieser - Phone: 2815998684
- **Developer:** Fieser Development, Inc.
- **Housing General Contractor:** LCJ Construction
- **Architect:** David J. Albright
- **Market Analyst:** N/A
- **Syndicator:** WNC & Associates
- **Supportive Services:** N/A
- **Consultant:** N/A

### UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>Total Restricted Units:</th>
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<tbody>
<tr>
<td>Market Rate Units:</td>
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</tr>
<tr>
<td>Owner/Employee Units:</td>
<td>0</td>
</tr>
</tbody>
</table>

**Type of Building:** 5 units or more  
**Number of Residential Buildings:** 8

**Total Development Units:** 56  
**Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<tr>
<td>Bond Allocation Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>
Development Information, Public Input and Board Summary
Bayshore Manor Apartments, TDHCA Number 05239

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Armbrister, District 18 NC Points: 0 US Representative: Paul, District 14, NC
TX Representative: Dawson, District 29 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: John O. Conner, Mayor, S Resolution of Support from Local Government ☐
Raymond A. Mitchell, City of Palacios Councilperson, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
The City of Palacios expressed its support for the Development it will bring affordable housing to an economically stressed area.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of HOME funds from TDHCA in the amount of at least $385,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>$169,575</td>
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<tr>
<td>Meeting a Required Set-Aside</td>
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<tr>
<td>HOME Loan</td>
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<tr>
<td>Meeting a Required Set-Aside</td>
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<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan:</td>
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<td></td>
</tr>
<tr>
<td>Meeting a Required Set-Aside</td>
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<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits</td>
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<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance</td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
# Development Information, Public Input and Board Summary

## San Juan Apartments, TDHCA Number 05241

### Basic Development Information

- **Site Address:** 400 Block of East Nolana Loop
- **City:** San Juan
- **Region:** 11
- **Population Served:** Family
- **County:** Hidalgo
- **Zip Code:** 78589
- **Allocation:** Urban/Exurban
- **HTC Purpose/Activity:** NC
- **Owner:** San Juan Housing Development, LP
- **Developer:** Encinas Group of Texas, Inc.
- **Housing General Contractor:** Pacesetter Multi-Family Construction LLC
- **Architect:** Rodriguez & Simon Design Associates
- **Market Analyst:** Apartment Market Data Research Service
- **Syndicator:** Related Capital Company
- **Supportive Services:** La Union del Pueblo Entero
- **Consultant:** City of San Juan Housing Authority
- **HTC Set Asides:**
  - At-Risk
  - Nonprofit
  - USDA
- **HOME Set Asides:**
  - CHDO
  - Preservation
  - General
- **Bond Issuer:** N/A

### Unit/Building Information

- **Total Restricted Units:** 127
- **Market Rate Units:** 1
- **Owner/Employee Units:** 0
- **Type of Building:** Fourplex
- **Number of Residential Buildings:** 32
- **Total Development Units:** 128
- **Total Development Cost:** $0

**Note:** Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### Funding Information

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<td>Bond Allocation Amount:</td>
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- **6/20/2005 11:30 AM**
Development Information, Public Input and Board Summary
San Juan Apartments, TDHCA Number 05241

PUBLIC COMMENT SUMMARY

State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27 NC Points: 0 US Representative: Hinojosa, District 15, NC
TX Representative: Martinez, District 39 S Points: 7 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Roberto F. Loredo, Mayor, S Resolution of Support from Local Government ✓
Luis Ramos, Mayor Pro-Tem, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Representative Martinez expressed his support for the Development as one that will support the housing need of those who need it most. The City of San Juan expressed its support for the Development as an aid in fulfilling the need for new, clean, quality, and safe housing for needy residents.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount*</th>
<th>Loan Amount</th>
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<tr>
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<td>☐</td>
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<td>$0</td>
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<td>Recommendation:</td>
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<td>Does not have a competitive enough score within its allocation type within its region.</td>
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<table>
<thead>
<tr>
<th>Program</th>
<th>Loan Amount</th>
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</thead>
<tbody>
<tr>
<td>HOME Loan</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>☐</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>☑</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>☑</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## Development Information, Public Input and Board Summary

**Renaissance Plaza, TDHCA Number 05242**

### Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>120</th>
</tr>
</thead>
<tbody>
<tr>
<td>City: Texarkana</td>
<td>Region: 4</td>
</tr>
<tr>
<td>County: Bowie</td>
<td>Population Served: Elderly</td>
</tr>
<tr>
<td>HTC Set Asides</td>
<td>HTC Purpose/Activity: NC</td>
</tr>
<tr>
<td>HOME Set Asides</td>
<td></td>
</tr>
<tr>
<td>Bond Issuer: N/A</td>
<td></td>
</tr>
</tbody>
</table>

### Owner and Development Team

- **Owner:** Texarkana Neighborhood Ventures Limited
  - Richard Herrington - Phone: 9038388548
- **Developer:** Carleton Development, Ltd.
- **Housing General Contractor:** Carleton Construction, Ltd.
- **Architect:** Beeler Guest Owens Architects, LP
- **Market Analyst:** Integra Realty Source
- **Syndicator:** Red Capital Group
- **Supportive Services:** Housing Authority of the City of Texarkana, Texas
- **Consultant:** N/A

### Unit/Building Information

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Total Restricted Units: 120</th>
</tr>
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<tbody>
<tr>
<td>12</td>
<td>0</td>
<td>0</td>
<td>108</td>
<td>Market Rate Units: 0</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Owner/Employee Units: 0</td>
</tr>
<tr>
<td>Type of Building: 5 units or more</td>
<td>Total Development Units: 120</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Residential Buildings: 2</td>
<td>Total Development Cost: $0</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### Funding Information

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
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</tr>
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<td>HOME Fund Loan Amount:</td>
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<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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</tr>
</tbody>
</table>
Multifamily Finance Production Division

Development Information, Public Input and Board Summary

Renaissance Plaza, TDHCA Number 05242

Public Comment Summary

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

State/Federal Officials with Jurisdiction:

- TX Senator: Eltife, District 1  S  Points: 7  US Representative: Hall, District 4, NC
- TX Representative: Frost, District 1  S  Points: 7  US Senator: NC

Local Officials and Other Public Officials:

- Mayor/Judge: NC  Resolution of Support from Local Government
- Willie J. Ray, Councilwoman, S
- George T. Shackelford, City Manager, City of Texarkana, 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. Note that ineligible letters received a score of 12.

Robison Terrace and Williams Homes Resident Council, Dorothy V. Williams  Letter Score: 24  S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will provide needed affordable housing; it has a compatible architectural design; it will enhance the values of the surrounding properties; it will stimulate additional investment and renovation and the owners will have strong management.

General Summary of Comment:

Senator Eltife expressed his support for the Development as one that will allow low to moderate income residents the opportunity to access more affordable senior housing. Representative Frost expressed his support for the Development as one that will positively impact affordable housing for Texarkana and its fragile senior citizen population. Councilwoman Ray and City Manager Shackelford both expressed a need for affordable housing for the elderly community. General support from the public to meet the need for elderly housing.

There was general support from non-officials.

There were no letters of opposition.

Conditions of Commitment

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

<table>
<thead>
<tr>
<th>Type</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>184</td>
<td>□</td>
<td>$0</td>
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</tr>
<tr>
<td>HOME Loan:</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td></td>
<td>□</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
### Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #:</th>
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</thead>
<tbody>
<tr>
<td>N.W. Corner of Magnolia Avenue and S. 4th Street</td>
<td>05243</td>
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<table>
<thead>
<tr>
<th>City</th>
<th>Region</th>
<th>Population Served</th>
<th>Allocation</th>
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<tbody>
<tr>
<td>Hubbard</td>
<td>8</td>
<td>Elderly</td>
<td>Rural</td>
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<table>
<thead>
<tr>
<th>County</th>
<th>Zip Code</th>
<th>HTC Purpose/Activity</th>
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</thead>
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<tr>
<td>Hill</td>
<td>76648</td>
<td>NC</td>
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</table>

<table>
<thead>
<tr>
<th>HTC Set Asides</th>
<th>HOME Set Asides</th>
<th>Bond Issuer</th>
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</thead>
<tbody>
<tr>
<td>At-Risk</td>
<td>CHDO</td>
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</tbody>
</table>

### Owner and Development Team

- **Owner:** Villas of Hubbard, LP
- **Developer:** Hearthside Development Corporation
- **Housing General Contractor:** Rainier Company, Ltd.
- **Architect:** Gary Garmon Architects
- **Market Analyst:** The Jack Poe Company
- **Syndicator:** SunAmerica Affordable Housing Partners
- **Supportive Services:** N/A
- **Consultant:** N/A

### Unit/Building Information

- Total Restricted Units: 36
- Market Rate Units: 0
- Owner/Employee Units: 0
- Total Development Units: 36
- Total Development Cost: $0

#### Type of Building:
- 5 units or more/Fourplex

#### Number of Residential Buildings:
- 5

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

### Funding Information

<table>
<thead>
<tr>
<th>Housing Tax Credits</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>$193,215</td>
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</tr>
<tr>
<td>$0</td>
<td>$0</td>
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</tr>
</tbody>
</table>

**6/20/2005 11:30 AM**
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

<table>
<thead>
<tr>
<th>Official</th>
<th>District/Area</th>
<th>Points</th>
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<tbody>
<tr>
<td>TX Senator</td>
<td>Averitt, 22</td>
<td>S</td>
</tr>
<tr>
<td>TX Representative</td>
<td>Pitts, 10</td>
<td>S</td>
</tr>
<tr>
<td>US Representative</td>
<td>Edwards, 17</td>
<td>S</td>
</tr>
<tr>
<td>US Senator</td>
<td></td>
<td>NC</td>
</tr>
</tbody>
</table>

Local Officials and Other Public Officials:

<table>
<thead>
<tr>
<th>Official</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor/Judge</td>
</tr>
<tr>
<td>Sam McClendon, HC Commissioner</td>
</tr>
</tbody>
</table>

Individuals/Businesses:

<table>
<thead>
<tr>
<th>Official</th>
<th>In Support</th>
<th>In Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3</td>
<td>0</td>
</tr>
</tbody>
</table>

Resolution of Support from Local Government: NC

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

General Summary of Comment:

Senator Averitt expressed his support for the Development as one that will provide quality housing for low and median income senior citizens. Representative Pitts expressed his support for the Development as one that will meet the needs of many of the residents of Hubbard and provide them with amenities that will create an enjoyable lifestyle for them. Local officials and residents expressed their support for the Development as one that will help the City of Hubbard achieve their goal of providing affordable, safe, and decent housing for citizens.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of two (2) vouchers from the Hill County Section 8 Office, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
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<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑ 164</td>
<td>☐</td>
<td>$193,215</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>☐</td>
<td></td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>☐</td>
<td></td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>☐</td>
<td></td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Blue Ridge Senior Homes, TDHCA Number 05244

**BASIC DEVELOPMENT INFORMATION**

| Site Address: 10100 Block of Scott and Airport Blvd. | Development #: 05244 |
| City: Houston | Region: 6 |
| County: Harris | Population Served: Elderly |
| Zip Code: 77051 | Allocation: Urban/Exurban |

HTC Set Asides: At-Risk, Nonprofit, USDA

HTC Purpose/Activity: NC

HOME Set Asides: CHDO, Preservation, General

Bond Issuer: N/A

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**OWNER AND DEVELOPMENT TEAM**

Owner: Blue Ridge Senior Apartments, LP
Cherno M. Njie - Phone: (512) 458-5577

Developer: M.L. Bingham Development Company

Housing General Contractor: FCI Multifamily Construction

Architect: Architecture Demarest

Market Analyst: Patrick O'Connor & Associates, LP

Syndicator: N/A

Supportive Services: N/A

Consultant: N/A

---

**UNIT BUILDING INFORMATION**

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>0</td>
<td>108</td>
<td>8</td>
</tr>
</tbody>
</table>

Type of Building: Detached Residence/5 units or more/building

Number of Residential Buildings: 3

Total Restricted Units: 120
Market Rate Units: 0
Owner/Employee Units: 0

Total Development Units: 120
Total Development Cost: $0

---

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$1,040,340</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION

June 27, 2005

Development Information, Public Input and Board Summary

Blue Ridge Senior Homes, TDHCA Number 05244

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
- TX Senator: Ellis, District 13  NC Points: 0
- TX Representative: Edwards, District 146 S Points: 7
- US Representative: Green, District 9, NC
- US Senator: NC

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

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

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that ineligible letters received a score of 12.

Greater Sugar Valley Civic Club, Margaret Jenkins
Letter Score: 24
S or O: S

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will not encroach upon the single family dwellings; it will have a large clubhouse for the tenants use; it will provide supportive services for seniors; it will provide needed affordable housing; and the development will assist in revitalization.

General Summary of Comment:

Senator Ellis expressed his support for the Development. Representative Edwards expressed his support for the Development as one that is consistent with the City of Houston's Consolidated Plan.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least $425,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
Development Information, Public Input and Board Summary  
Blue Ridge Senior Homes, TDHCA Number 05244

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

<table>
<thead>
<tr>
<th>Option</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>174</td>
<td>Yes</td>
<td>$0</td>
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<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td>N/A</td>
<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>N/A</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
<td>N/A</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td>N/A</td>
<td>$0</td>
</tr>
</tbody>
</table>

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MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Hillside Senior Apartments, TDHCA Number 05245

BASIC DEVELOPMENT INFORMATION

Site Address: FM 112
City: Taylor
County: Williamson
Development #: 05245
Region: 7
Population Served: Elderly
Zip Code: 76574
Allocation: Rural
Total Development Units: 36

HTC Set Asides: □ At-Risk □ Nonprofit □ USDA
HTC Purpose/Activity: NC
Total Restricted Units: 36
HOME Set Asides: □ CHDO □ Preservation □ General
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

Owner and Development Team

Owner: Taylor Housing Associates, LP
Cari Garcia - Phone: (512) 569-9019
Developer: MACO Development Company, LLC
Housing General Contractor: Sullivan Builders, Inc.
Architect: Chiles Architects, Inc.
Market Analyst: O'Connor & Associates
Syndicator: Related Capital Corporation
Supportive Services: N/A
Consultant: CG Consulting

UNIT BUILDING INFORMATION

30% 40% 50% 60%
0 0 36 0
Type of Building: Fourplex
Number of Residential Buildings: 9
Total Restricted Units: 36
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 36
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Bond Allocation Amount</td>
<td>$0</td>
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<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary

Hillside Senior Apartments, TDHCA Number 05245

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:

- TX Senator: Ogden, District 5  
  Points: 7
- US Representative: Carter, District 31, NC
- TX Representative: Krusee, District 52  
  Points: 7
- 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. Note that ineligble letters received a score of 12.

General Summary of Comment:

- Senator Ogden expressed his support for the Development.
- Representative Krusee expressed his support for the Development as one that will provide much needed affordable housing and contribute to the economic redevelopement and revitalization of both the City of Taylor and Williamson County.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

9% HTC Competitive Cycle: ☑ Score: 163 ☐ Meeting a Required Set-Aside Credit Amount:* $0
Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

HOME Loan: Loan Amount: $0
Recommendation: N/A

Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside Loan Amount: $0
Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: $0
Recommendation: N/A

Private Activity Bond Issuance with TDHCA: Bond Amount: $0
Recommendation: N/A

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
Development Information, Public Input and Board Summary
Hacienda Santa Barbara Apartments, TDHCA Number 05247

BASIC DEVELOPMENT INFORMATION

Site Address: 525 Three Missions Drive
City: Socorro
County: El Paso
Zip Code: 79927
Owner: Hacienda Santa Barbara LP
Developer: The J.L. Gray Company
Housing General Contractor: N/A
Architect: Jim Wall
Market Analyst: N/A
Syndicator: Enterprise Social Investment Corporation
Supportive Services: N/A
Consultant: The J.L. Gray Company

Owner and Development Team

HTC Purpose/Activity: NC
HOME Purpose/Activity: N/A

TOTAL DEVELOPMENT INFORMATION

Total Restricted Units: 40
Owner/Employee Units: 0
Owner: Hacienda Santa Barbara LP
Developer: The J.L. Gray Company
Housing General Contractor: N/A
Architect: Jim Wall
Market Analyst: N/A
Syndicator: Enterprise Social Investment Corporation
Supportive Services: N/A
Consultant: The J.L. Gray Company

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$120,529</td>
<td>$0</td>
<td>0</td>
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<tr>
<td>Housing Trust Fund Loan Amount:</td>
<td>$206,539</td>
<td>$0</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
<td>$231,362</td>
<td>$0</td>
<td>0</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Hacienda Santa Barbara Apartments, TDHCA Number 05247

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
- TX Senator: Madla, District 19  N  Points: 0  US Representative: Reyes, District 16, NC
- TX Representative: Quintanilla, District 75  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: 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Local officials and community organizations expressed their support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**Recommendation by the Executive Award and Review Advisory Committee is Based On:**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td></td>
<td>✔</td>
<td>$120,529</td>
<td></td>
</tr>
<tr>
<td>HOME Loan</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td></td>
<td></td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

- **Recommendation**: Has a competitive score within the USDA Set-Aside.

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
## Development Information, Public Input and Board Summary

**Floresville Square Apartments, TDHCA Number 05249**

### Basic Development Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Development #</th>
<th>Owner/Employee Units</th>
<th>Population Served</th>
<th>County</th>
<th>Zip Code</th>
<th>Region</th>
<th>Population Served</th>
<th>HTC Purpose/Activity</th>
<th>Bond Issuer</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 Betty Jean Drive</td>
<td>05249</td>
<td>0</td>
<td>Family</td>
<td>Wilson</td>
<td>78114</td>
<td>9</td>
<td>Rural</td>
<td>ACQ/R</td>
<td>N/A</td>
</tr>
</tbody>
</table>

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation

### Owner and Development Team

<table>
<thead>
<tr>
<th>Owner</th>
<th>Developer</th>
<th>Housing General Contractor</th>
<th>Architect</th>
<th>Market Analyst</th>
<th>Syndicator</th>
<th>Supportive Services</th>
<th>Consultant</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVM Floresville, Ltd.</td>
<td>Dennis Hoover</td>
<td>Hoover Construction, Inc.</td>
<td>W.S. Allen and Associates</td>
<td>N/A</td>
<td>Raymond James Tax Credit Foundation</td>
<td>N/A</td>
<td>N/A</td>
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</table>

### Unit/Building Information

<table>
<thead>
<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>Type of Building</th>
<th>Number of Residential Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>0</td>
<td>24</td>
<td>42</td>
<td>5 units or more</td>
<td>250</td>
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</table>

### Funding Information

| Housing Tax Credits: | $126,505 |
| Housing Trust Fund Loan Amount: | $0 |
| HOME Fund Loan Amount: | $733,638 |
| Bond Allocation Amount: | $0 |

### Note

Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Floresville Square Apartments, TDHCA Number 05249

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
TX Senator: Zaffirini, District 21 NC Points: 0 US Representative: Cuellar, District 28, NC
TX Representative: Kuempel, District 44 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:
Mayor/Judge: Raymond M. Ramirez, 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. Note that ineligible letters received a score of 12.

General Summary of Comment:
The City of Floresville expressed its support for the Development as one that will provide safe, sanitary, and affordable housing to low and moderate income persons.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
## Development Information, Public Input and Board Summary

### Floresville Square Apartments, TDHCA Number 05249

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

<table>
<thead>
<tr>
<th>Financial Instrument</th>
<th>Recommendation</th>
<th>Score</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:</th>
<th>Loan Amount:</th>
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</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.</td>
<td>☑️</td>
<td>☑️</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
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<tr>
<td>4% Housing Tax Credits with Bond Issuance</td>
<td>N/A</td>
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<tr>
<td>Private Activity Bond Issuance with TDHCA</td>
<td>N/A</td>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

*This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.*
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005

Development Information, Public Input and Board Summary
Churchill at Cedars, TDHCA Number 05250

BASIC DEVELOPMENT INFORMATION

Site Address: 1800 Block of Beaumont
City: Dallas
Region: 3
County: Dallas
Zip Code: 75215
Development #: 05250
Population Served: Family
Allocation: Urban/Exurban

HTC Set Asides: □ At-Risk □ Nonprofit □ USDA
HTC Purpose/Activity: NC

HOME Set Asides: □ CHDO □ Preservation □ General
Bond Issuer: N/A

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition,
NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation

OWNER AND DEVELOPMENT TEAM

Owner: Churchill at Cedars, LP
Brad Forslund - Phone: (972) 550-7800
Developer: Churchill Residential, Inc.
Housing General Contractor: ICI Construction, Inc.
Architect: GTF Design Associates
Market Analyst: Integra Realty Resources
Syndicator: MMA Financial, LLC
Supportive Services: LifeNet Community Behavioral Healthcare
Consultant: N/A

UNIT/BUILDING INFORMATION

<table>
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<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
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</thead>
<tbody>
<tr>
<td>15</td>
<td>0</td>
<td>0</td>
<td>135</td>
</tr>
</tbody>
</table>

Type of Building: 5 units or more
Number of Residential Buildings: 4
Total Restricted Units: 150
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Units: 150
Total Development Cost: $0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
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<tr>
<td>Housing Tax Credits:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
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</table>

6/20/2005 11:30 AM
PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
- TX Senator: West, District 23 [S] Points: 7 US Representative: Johnson, District 30, NC [S]
- TX Representative: Hodge, District 100 [S] Points: 7 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. Note that ineligible letters received a score of 12.

Cedars Neighborhood Association, The, Doug Caudill Letter Score: 12 S or O: S

The original letter of support from the organization was not considered for points because in addition to deficiencies that went unresolved, the neighborhood also instructed the department that their association had reconsidered it support and now takes the position that the development will not be supported by their association.

General Summary of Comment:
Senator West expressed his support for the Development as one that will provide long needed affordable housing. Representative Hodge expressed her support for the Development as one that will provide quality affordable housing to individuals who may not otherwise have an option to experience this living environment. A local developer expressed its support for the Development.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment of TIF funds from the City of Dallas in the amount of at least $562,650 or a commitment of in-kind contributions from the City of Dallas in the amount of at least $380,000 or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.

Please note that if only the in-kind contributions are received, you will only be awarded 12 points.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>9% HTC Competitive Cycle: ✔ Score: 165</th>
<th>Meeting a Required Set-Aside</th>
<th>Credit Amount:*</th>
<th>$0</th>
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<tbody>
<tr>
<td>Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.</td>
<td></td>
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<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>HOME Loan:</th>
<th>Loan Amount:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation: N/A</td>
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<td></td>
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<table>
<thead>
<tr>
<th>Housing Trust Fund Loan:</th>
<th>Meeting a Required Set-Aside</th>
<th>Loan Amount:</th>
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<tbody>
<tr>
<td>Recommendation: N/A</td>
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</table>

<table>
<thead>
<tr>
<th>4% Housing Tax Credits with Bond Issuance:</th>
<th>Credit Amount:</th>
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<tbody>
<tr>
<td>Recommendation: N/A</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Private Activity Bond Issuance with TDHCA:</th>
<th>Bond Amount:</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation: N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Joaquin Apartments, TDHCA Number 05251

BASIC DEVELOPMENT INFORMATION

Site Address: Route 1, Box 141, Highway 84
City: Joaquin
Region: 5
County: Shelby
Population Served: Family
Zip Code: 75954
Allocation: Rural
Development #: 05251

HTC Set Asides: □ At-Risk □ Nonprofit ☑ USDA
HOME Set Asides: □ CHDO □ Preservation □ General
HTC Purpose/Activity: ACQ/R

Owner: Joaquin Housing II, LP
Murray A. Calhoun - Phone: 5045611172
Developer: Lymac, LLC
Housing General Contractor: Wilmax Construction, LLC
Market Analyst: Mitchell Real Estate Appraisals
Syndicator: Boston Capital
Supportive Services: N/A
Consultant: N/A

UNIT BUILDING INFORMATION

30% 40% 50% 60%
0 0 32 0
Total Restricted Units: 31
Type of Building: 5 units or more
Owner/Employee Units: 0
Number of Residential Buildings: 4
Total Development Units: 32
Total Development Cost: $0

FUNDING INFORMATION

Applicant Request Department Analysis Amort Term Rate
Housing Tax Credits: $65,824 $0 0 0 0
Housing Trust Fund Loan Amount: $0 $0 0 0 0
HOME Fund Loan Amount: $0 $0 0 0 0
Bond Allocation Amount: $0 $0 0 0 0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

June 27, 2005

6/20/2005 11:30 AM
Development Information, Public Input and Board Summary  
Joaquin Apartments, TDHCA Number 05251

PUBLIC COMMENT SUMMARY

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

State/Federal Officials with Jurisdiction:
- TX Senator: Staples, District 3, S, Points: 0
- US Representative: Gohmert, District 1, NC
- TX Representative: Blake, District 9, NC, Points: 0
- US Senator: NC

Local Officials and Other Public Officials:
- Mayor/Judge: Steve Hughes, Mayor, S

In Support: 0
In Opposition: 0

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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Staples expressed his support for the Development as one that will create an opportunity for quality affordable housing for families who may not otherwise be able to afford a safe and decent dwelling. The City of Joaquin expressed its support for the Development as a valuable asset.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Program</th>
<th>Recommendation</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9% HTC Competitive Cycle</td>
<td>☑ Score: 121</td>
<td>$65,824</td>
</tr>
<tr>
<td>HOME Loan</td>
<td>N/A</td>
<td>$0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan</td>
<td>N/A</td>
<td>$0</td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
<td>N/A</td>
<td>$0</td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td>N/A</td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
**BASIC DEVELOPMENT INFORMATION**

| Site Address: | 2139 IH35 | Development #: | 05252 |
| City: | Kyle | Region: | 7 |
| County: | Hays | Zip Code: | 78640- |
| HTC Set Asides: | □ At-Risk | □ Nonprofit | □ USDA |
| HOME Set Asides: | □ CHDO | □ Preservation | □ General |
| Bond Issuer: | N/A |

**OWNER AND DEVELOPMENT TEAM**

- **Owner:** Housing Associates of Kyle II, Ltd.
  - Mark Musemeche - Phone: 7135224141
- **Developer:** M Group LLC
- **Housing General Contractor:** Camden Builders, Inc.
- **Architect:** M Group Architects, Inc.
- **Market Analyst:** Ipser & Associates, Inc.
- **Syndicator:** Midland Equity Corporation
- **Supportive Services:** Community Action, Inc.
- **Consultant:** N/A

**UNIT BUILDING INFORMATION**

- **Total Restricted Units:** 72
- **Market Rate Units:** 0
- **Owner/Employee Units:** 0
- **Total Development Units:** 72
- **Total Development Cost:** $0

**FUNDING INFORMATION**

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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<td>Housing Tax Credits:</td>
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<tr>
<td>HOME Fund Loan Amount:</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.
Development Information, Public Input and Board Summary
Saddlecreek Apartments at Kyle II, TDHCA Number 05252

PUBLIC COMMENT SUMMARY


State/Federal Officials with Jurisdiction:
TX Senator: Wentworth, District 25  S  Points: 7  US Representative: Cuellar, District 28, NC
TX Representative: Rose, District 45  S  Points: 7  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. Note that ineligible letters received a score of 12.

General Summary of Comment:
Senator Wentworth expressed his support for the Development as one that will provide quality affordable housing for tenants with approximate incomes less than 60% of the area’s median income. Representative Rose expressed his support for the Development as one that will help meet a need in the area for affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Kyle in the amount of at least $72,072 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(S)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision’s funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Credit Amount:*</th>
<th>Score: 156</th>
<th>Meeting a Required Set-Aside</th>
<th>Loan Amount:</th>
<th>Bond Amount:</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME Loan:</td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Trust Fund Loan:</td>
<td></td>
<td></td>
<td></td>
<td>Loan Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4% Housing Tax Credits with Bond Issuance:</td>
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<td></td>
<td></td>
<td>Credit Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Activity Bond Issuance with TDHCA:</td>
<td></td>
<td></td>
<td></td>
<td>Bond Amount:</td>
<td>$0</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
MULTIFAMILY FINANCE PRODUCTION DIVISION
June 27, 2005
Development Information, Public Input and Board Summary
Saddlecreek Apartments at Buda, TDHCA Number 05260

BASIC DEVELOPMENT INFORMATION

Site Address: 777 W. Goforth Road
City: Buda
County: Hays
Development #: 05260
Population Served: Family
Region: 7
Allocation: Urban/Exurban
Zip Code: 78610
HTC Set Asides: □ At-Risk □ Nonprofit □ USDA □ NC
HOME Set Asides: □ CHDO □ Preservation □ General
Owner: Saddlecreek Partners, Ltd.
Developer: M Group LLC
Housing General Contractor: Camden Builders, Inc.
Architect: MGroup & Architects
Syndicator: Midland Equity Corp.
Supportive Services: Community Action, Inc.
Consultant: N/A

UNIT/BUILDING INFORMATION

<table>
<thead>
<tr>
<th>Percentage</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>116</td>
<td>28</td>
</tr>
</tbody>
</table>
Type of Building:
Number of Residential Buildings: 0
Total Development Units: 144
Market Rate Units: 0
Owner/Employee Units: 0
Total Development Cost: $0

FUNDING INFORMATION

<table>
<thead>
<tr>
<th>Applicant Request</th>
<th>Department Analysis</th>
<th>Amort</th>
<th>Term</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>Housing Tax Credits:</td>
<td>$862,795</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Housing Trust Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HOME Fund Loan Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bond Allocation Amount:</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation
**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**
- TX Representative: Rose, District 45 [S] Points: 7  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. Note that ineligible letters received a score of 12.

- **Bradfield Village Homeowners Association, Lisa Baum**
  - Letter Score: 24  S or O: S
  - While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: it is preferred to an industrial complex that was originally proposed for the site; the development seems to be an appropriate use for the site and will serve as a good buffer for the subdivision; the developers have offered to work on a solution for park access and a bike trail; the developer has been cooperative and informative from the beginning; the association has looked at other properties by the developer and is pleased with the appearance and quality of those properties; and there is no other existing multifamily development in Buda.

- **Sequoyah Neighborhood Association, Landa Hardin**
  - Letter Score: 24  S or O: S
  - This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the organization prefers the proposed land use to other suggestions such as light industrial and supports the general welfare of the neighborhood the organization has toured another property by this developer and was pleased with the quality and believe it will improve the value of their neighborhood; the developer has been very cooperative and informative; and the developer has worked closely with the city on developing park access and drainage solutions.

### General Summary of Comment:

Representative Rose expressed his support for the Development as one that will help meet a need in the area for affordable housing. Senator Wentworth expressed his support for the Development as one that will provide quality affordable housing for tenants with approximate incomes less than 60% of the area’s median income. The City of Buda expressed in a resolution its support for the Development.

There were no letters of opposition.

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**CONDITIONS OF COMMITMENT**

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

2. Receipt, review, and acceptance of evidence of a commitment from the City of Buda in the amount of at least $504,144 or a commitment from the City of Buda Economic Development Corporation in the amount of at least $504,144, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department’s Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department’s not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political support, it will not be competitive.
Development Information, Public Input and Board Summary

Saddlecreek Apartments at Buda, TDHCA Number 05260

Subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
**RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

<table>
<thead>
<tr>
<th>Recommendation Loan</th>
<th>Housing Trust Fund Loan</th>
<th>4% Housing Tax Credits with Bond Issuance</th>
<th>Private Activity Bond Issuance with TDHCA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>9% HTC Competitive Cycle:</strong></td>
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<td></td>
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<tr>
<td>Score: 179</td>
<td>Meeting a Required Set-Aside</td>
<td>Loan Amount: $0</td>
<td>Loan Amount: $0</td>
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<tr>
<td>Recommendation: Has a competitive score within its allocation type within its region.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Recommendation:</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Credit Amount:</strong></td>
<td>$862,795</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

* This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.
REQUEST FOR BOARD ACTION
Multifamily Finance Production

2005 Private Activity Bond Program – Waiting List

2 Priority 2 Applications
2 Total Applications Received

TABLE OF EXHIBITS

TAB 1  TDHCA Board Presentation – June 27, 2005
TAB 2  Summary of Applications
TAB 3  Inducement Resolution
TAB 4  Prequalification Analysis Worksheets
Action Item

Inducement resolution for Multifamily Revenue Bonds and Authorization for Filing Applications for the Year 2005 Private Activity Bond Authority for two (2) applications – Waiting List.

Requested Action

Approve the Inducement Resolution to proceed with application to the Texas Bond Review Board for possible receipt of State Volume Cap issuance authority in the 2005 Private Activity Bond Program for two (2) applications.

Background

Each year, the State of Texas is notified of the cap on the amount of private activity tax-exempt revenue bonds that may be issued within the state. Approximately $389 million will be set aside for the use of multifamily development until August 15, 2005 for the 2005 program year. The lottery held on November 4, 2004 had a decrease of approximately ninety (90) applications from the 2004 program year. Due to the large amount of authority to be Carried Forward into 2005 and the decrease in applications for the 2005 program year, it is expected that there will be a shortage of applications to use the full state issuance authority. The Department will be accepting applications for the 2005 Waiting List through October of 2005.

The Inducement Resolution includes two (2) applications that were received by April 4, 2005. These two (2) applications will be added to the 2005 Waiting List. Each application is reviewed, scored and ranked according to the Department’s published scoring criteria. Upon Board approval, the application will be submitted to the Texas Bond Review Board for placement on the 2005 Waiting List. The Department currently has nine (9) applications previously approved for the 2005 waiting list which have received reservations. The Department currently has approximately $12 million of 2005 allocation still available for reservations. It is anticipated that there will be at least $500 million in bond allocation available on August 15th.

Recommendation

Approve the Inducement Resolution as presented by staff.
<table>
<thead>
<tr>
<th>Application #</th>
<th>Development Information</th>
<th>Units</th>
<th>Bond Amount</th>
<th>Developer Information</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005-041</td>
<td>Airport Boulevard Apartments</td>
<td>248</td>
<td>$15,000,000</td>
<td>Airport Boulevard Apartments, Ltd. Jim Bruner</td>
<td>Recommend</td>
</tr>
<tr>
<td>Priority 2</td>
<td>Approx 2900 Block of Airport Boulevard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>City: Houston</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>County: Harris</td>
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<tr>
<td></td>
<td>New Construction</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>2005-044</td>
<td>Creekside Manor Senior Community</td>
<td>180</td>
<td>$10,500,000</td>
<td>OHC/Killeen Ltd. Richard Shaw</td>
<td>Recommend</td>
</tr>
<tr>
<td>Priority 2</td>
<td>SE of O W Curry and Hwy 190</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>City: Killeen</td>
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<td>County: Bell</td>
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<tr>
<td></td>
<td>New Construction</td>
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</table>

**Totals for Recommended Applications**

<table>
<thead>
<tr>
<th>Units</th>
<th>Bond Amount</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>428</td>
<td>25,500,000</td>
<td></td>
</tr>
</tbody>
</table>
RESOLUTION NO. 05-038

RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY REVENUE BONDS WITH RESPECT TO RESIDENTIAL RENTAL PROJECTS; AUTHORIZING THE FILING OF APPLICATIONS FOR ALLOCATIONS OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND AUTHORIZING OTHER ACTION RELATED THERETO

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

WHEREAS, the Act authorizes the Department: (a) to make mortgage loans to housing sponsors to provide financing for multifamily residential rental housing in the State of Texas (the “State”) intended to be occupied by persons and families of low and very low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds, for the purpose, among others, of obtaining funds to make such loans and provide financing, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; and (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such multifamily residential rental project loans, and to mortgage, pledge or grant security interests in such loans or other property of the Department in order to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, it is proposed that the Department issue its revenue bonds for the purpose of providing financing for multi-family residential rental developments (each a “Project” and collectively, the “Projects”) as more fully described in Exhibit “A” attached hereto. The ownership of each Project as more fully described in Exhibit “A” will consist of the ownership entity and its principals or a related person (each an “Owner” and collectively, the “Owners”) within the meaning of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, each Owner has made not more than 60 days prior to the date hereof, payments with respect to its respective Project and expects to make additional payments in the future and desires that it be reimbursed for such payments and other costs associated with each respective Project from the proceeds of tax-exempt and taxable obligations to be issued by the Department subsequent to the date hereof; and

WHEREAS, each Owner has indicated its willingness to enter into contractual arrangements with the Department providing assurance satisfactory to the Department that 100 percent of the units of its Project will be occupied at all times by eligible tenants, as determined by the Board of the Department pursuant to the Act (“Eligible Tenants”), that the other requirements of the Act and the Department will be satisfied and that its Project will satisfy State law, Section 142(d) and other applicable Sections of the Code and Treasury Regulations; and

WHEREAS, the Department desires to reimburse each Owner for the costs associated with its Project listed on Exhibit “A” attached hereto, but solely from and to the extent, if any, of the proceeds of tax-exempt and taxable obligations to be issued in one or more series to be issued subsequent to the date hereof; and
WHEREAS, at the request of each Owner, the Department reasonably expects to incur debt in the form of tax-exempt and taxable obligations for purposes of paying the costs of each respective Project described on Exhibit “A” attached hereto; and

WHEREAS, in connection with the proposed issuance of the Bonds (defined below), the Department, as issuer of the Bonds, is required to submit for each Project an Application for Allocation of Private Activity Bonds (the “Application”) with respect to the tax-exempt Bonds to qualify for the Bond Review Board’s Allocation Program in connection with the Bond Review Board’s authority to administer the allocation of the authority of the state to issue private activity bonds; and

WHEREAS, the Board intends that the issuance of Bonds for any particular Project is not dependent or related to the issuance of Bonds (as defined below) for any other Project and that a separate Application shall be filed with respect to each Project; and

WHEREAS, the Board has determined to declare its intent to issue its multifamily revenue bonds for the purpose of providing funds to each Owner to finance its Project on the terms and conditions hereinafter set forth; NOW, THEREFORE,

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

Section 1--Certain Findings. The Board finds that:

(a) each Project is necessary to provide decent, safe and sanitary housing at rentals that eligible tenants can afford;

(b) each Owner will supply, in its Project, well-planned and well-designed housing for eligible tenants;

(c) the financing of each Project pursuant to the provisions of the Act will constitute a public purpose and will provide a public benefit;

(d) each owner is financially responsible; and

(e) each Project will be undertaken within the authority conferred by the Act upon the Department and each Owner.

Section 2--Authorization of Issue. The Department declares its intent to issue its Multifamily Housing Revenue Bonds (the “Bonds”) in amounts estimated to be sufficient to (a) fund a loan or loans to each Owner to provide financing for its Project in an aggregate principal amount not to exceed those amounts, corresponding to each respective Project, set forth in Exhibit “A”; (b) fund a reserve fund with respect to the Bonds if needed; and (c) pay certain costs incurred in connection with the issuance of the Bonds. Such Bonds will be issued as qualified residential rental project bonds. Final approval of the Department to issue the Bonds shall be subject to: (i) the review by the Department’s credit underwriters for financial feasibility; (ii) review by the Department’s staff and legal counsel of compliance with federal income tax regulations and state law requirements regarding tenancy in each Project; (iii) approval by the Bond Review Board, if required; (iv) approval by the Texas Attorney General; (v) satisfaction of the Board that each Project meets the Department’s public policy criteria; and (vi) the ability of the Department to issue such Bonds in compliance with all federal and state laws applicable to the issuance of such Bonds.
Section 3--Terms of Bonds. The proposed Bonds shall be issuable only as fully registered bonds in authorized denominations to be determined by the Department; shall bear interest at a rate or rates to be determined by the Department; shall mature at a time to be determined by the Department but in no event later than 40 years after the date of issuance; and shall be subject to prior redemption upon such terms and conditions as may be determined by the Department.

Section 4--Reimbursement. The Department reasonably expects to reimburse each Owner for all costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof in connection with the acquisition of real property and construction of its Project and listed on Exhibit “A” attached hereto (“Costs of each respective Project”) from the proceeds of the Bonds, in an amount which is reasonably estimated to be sufficient: (a) to fund a loan to provide financing for the acquisition and construction of its Project, including reimbursing each Owner for all costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof in connection with the acquisition and construction of its Project; (b) to fund any reserves that may be required for the benefit of the holders of the Bonds; and (c) to pay certain costs incurred in connection with the issuance of the Bonds.

Section 5--Principal Amount. Based on representations of each Owner, the Department reasonably expects that the maximum principal amount of debt issued to reimburse each Owner for the costs of its respective Project will not exceed the amount set forth in Exhibit “A” which corresponds to its Project.

Section 6--Limited Obligations. The Owner may commence with the acquisition and construction of its Project, which Project will be in furtherance of the public purposes of the Department as aforesaid. On or prior to the issuance of the Bonds, each Owner will enter into a loan agreement on an installment payment basis with the Department under which the Department will make a loan to the Owner for the purpose of reimbursing each Owner for the costs of its Project and each Owner will make installment payments sufficient to pay the principal of and any premium and interest on the applicable Bonds. The proposed Bonds shall be special, limited obligations of the Department payable solely by the Department from or in connection with its loan or loans to each Owner to provide financing for the Owner’s Project, and from such other revenues, receipts and resources of the Department as may be expressly pledged by the Department to secure the payment of the Bonds.

Section 7--The Project. Substantially all of the proceeds of the Bonds shall be used to finance the Projects, each of which is to be occupied entirely by Eligible Tenants, as determined by the Department, and each of which is to be occupied partially by persons and families of low income such that the requirements of Section 142(d) of the Code are met for the period required by the Code.

Section 8--Payment of Bonds. The payment of the principal of and any premium and interest on the Bonds shall be made solely from moneys realized from the loan of the proceeds of the Bonds to reimburse each Owner for costs of its Project.

Section 9--Costs of Project. The Costs of each respective Project may include any cost of acquiring, constructing, reconstructing, improving, installing and expanding the Project. Without limiting the generality of the foregoing, the Costs of each respective Project shall specifically include the cost of the acquisition of all land, rights-of-way, property rights, easements and interests, the cost of all machinery and equipment, financing charges, inventory, raw materials and other supplies, research and development costs, interest prior to and during construction and for one year after completion of construction whether or not capitalized, necessary reserve funds, the cost of estimates and of engineering and legal services, plans, specifications, surveys, estimates of cost and of revenue, other expenses necessary or incident to determining the feasibility and practicability of acquiring, constructing, reconstructing, improving and expanding the Project, administrative expenses and such other expenses as
may be necessary or incident to the acquisition, construction, reconstruction, improvement and expansion of the Project, the placing of the Project in operation and that satisfy the Code and the Act. Each Owner shall be responsible for and pay any costs of its Project incurred by it prior to issuance of the Bonds and will pay all costs of its Project which are not or cannot be paid or reimbursed from the proceeds of the Bonds.

Section 10--No Commitment to Issue Bonds. Neither the Owners nor any other party is entitled to rely on this Resolution as a commitment to issue the Bonds and to loan funds, and the Department reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Department shall not be subject to any liability or damages of any nature. Neither the Owners nor any one claiming by, through or under each Owner shall have any claim against the Department whatsoever as a result of any decision by the Department not to issue the Bonds.

Section 11--No Indebtedness of Certain Entities. The Board hereby finds, determines, recites and declares that the Bonds shall not constitute an indebtedness, liability, general, special or moral obligation or pledge or loan of the faith or credit or taxing power of the State of Texas, the Department or any other political subdivision or municipal or political corporation or governmental unit, nor shall the Bonds ever be deemed to be an obligation or agreement of any officer, director, agent or employee of the Department in his or her individual capacity, and none of such persons shall be subject to any personal liability by reason of the issuance of the Bonds.

Section 12--Conditions Precedent. The issuance of the Bonds following final approval by the Board shall be further subject to, among other things: (a) the execution by each Owner and the Department of contractual arrangements providing assurance satisfactory to the Department that 100 percent of the units for each Project will be occupied at all times by Eligible Tenants, that all other requirements of the Act will be satisfied and that each Project will satisfy the requirements of Section 142(d) of the Code (except for portions to be financed with taxable bonds); (b) the receipt of an opinion from Vinson & Elkins L.L.P. or other nationally recognized bond counsel acceptable to the Department, substantially to the effect that the interest on the tax-exempt Bonds is excludable from gross income for federal income tax purposes under existing law; and (c) receipt of the approval of the Texas Bond Review Board, if required, and the Attorney General of the State of Texas.

Section 13--Certain Findings. The Board hereby finds, determines, recites and declares that the issuance of the Bonds to provide financing for each Project will promote the public purposes set forth in the Act, including, without limitation, assisting persons and families of low and very low income and families of moderate income to obtain decent, safe and sanitary housing at rentals they can afford.

Section 14--Authorization to Proceed. The Board hereby authorizes staff, Bond Counsel and other consultants to proceed with preparation of each Project’s necessary review and legal documentation for the filing of an Application for the 2005 program year and the issuance of the Bonds, subject to satisfaction of the conditions specified in Section 2(i) and (ii) hereof.

Section 15--Related Persons. The Department acknowledges that financing of all or any part of each Project may be undertaken by any company or partnership that is a “related person” to the respective Owner within the meaning of the Code and applicable regulations promulgated pursuant thereto, including any entity controlled by or affiliated with the respective Owner.

Section 16--Declaration of Official Intent. This Resolution constitutes the Department’s official intent for expenditures on Costs of each respective Project which will be reimbursed out of the issuance of the Bonds within the meaning of Sections 1.142-4(b) and 1.150-2, Title 26, Code of Federal Regulations, as amended, and applicable rulings of the Internal Revenue Service thereunder, to the end
that the Bonds issued to reimburse Costs of each respective Project may qualify for the exemption provisions of Section 142 of the Code, and that the interest on the Bonds (except for any taxable Bonds) will therefore be excludable from the gross incomes of the holders thereof under the provisions of Section 103(a)(1) of the Code.

Section 17--Authorization of Certain Actions. The Department hereby authorizes the filing of and directs the filing of each Application in such form presented to the Board with the Bond Review Board and each director of the Board are hereby severally authorized and directed to execute each Application on behalf of the Department and to cause the same to be filed with the Bond Review Board.

Section 18--Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

Section 19--Books and Records. The Board hereby directs this Resolution to be made a part of the Department’s books and records that are available for inspection by the general public.

Section 20--Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department’s website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.
PASSED AND APPROVED this 27th day of June, 2005.

[SEAL]

By:___________________________________

Elizabeth Anderson, Chair

Attest:__________________________

Delores Groneck, Secretary
### EXHIBIT “A”

Description of each Owner and its Project

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Owner</th>
<th>Principals</th>
<th>Amount Not to Exceed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport Boulevard Apartments</td>
<td>Airport Boulevard Apartments, Ltd.</td>
<td>Airport Boulevard Apartments Management, L.L.C., the General Partner, or other entity, the Sole Member of which will be Embrey Partners, Ltd., or other entity</td>
<td>$15,000,000</td>
</tr>
</tbody>
</table>

Costs: (i) acquisition of real property located at approximately the 2900 block of Airport Boulevard, east of Almeda and west of State Highway 288 South, Houston, Harris County, Texas; and (ii) the construction thereon of an approximately 248-unit multifamily residential rental housing project, in the amount not to exceed $15,000,000.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Owner</th>
<th>Principals</th>
<th>Amount Not to Exceed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creekside Manor Senior Apartments</td>
<td>OHC/Killeen Ltd</td>
<td>Outreach Housing Corporation, the General Partner, or other entity, the Members of which will include Richard C. Ruschman and/or Frank Seelye and/or Berri T. McBride and/or Nick Scheidt and/or Pat Ballard, or other entity</td>
<td>$10,500,000</td>
</tr>
</tbody>
</table>

Costs: (i) acquisition of real property located approximately 200 yards east of the southeast corner of the intersection of Hwy 190 and O. W. Curry, Killeen, Bell County, Texas; and (ii) the construction thereon of an approximately 180-unit multifamily senior residential rental housing project (a portion of which will be for seniors), in the amount not to exceed $10,500,000.
### Unit Mix and Rent Schedule

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Beds/Bath</th>
<th># Units</th>
<th>Rents</th>
<th>Unit Size S.F.</th>
<th>Rent/S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>60% AM</td>
<td>1BD/1BA</td>
<td>72</td>
<td>$686</td>
<td>664</td>
<td>1.03</td>
</tr>
<tr>
<td>60% AM</td>
<td>2BD/2BA</td>
<td>24</td>
<td>$823</td>
<td>957</td>
<td>0.86</td>
</tr>
<tr>
<td>60% AM</td>
<td>3BD/2BA</td>
<td>80</td>
<td>$951</td>
<td>1,120</td>
<td>0.85</td>
</tr>
</tbody>
</table>

### Uses of Funds/Project Costs

<table>
<thead>
<tr>
<th>Costs</th>
<th>Per Unit</th>
<th>Per S.F.</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition</td>
<td>$1,888,724</td>
<td>$7,616</td>
<td>8.25</td>
</tr>
<tr>
<td>Off-sites</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Subtotal Site Costs</td>
<td>$1,888,724</td>
<td>$7,616</td>
<td>8.25</td>
</tr>
<tr>
<td>Hard Construction Costs</td>
<td>$2,572,321</td>
<td>10,372</td>
<td>11.23</td>
</tr>
<tr>
<td>General Requirements (6%)</td>
<td>$703,422</td>
<td>2,836</td>
<td>3.07</td>
</tr>
<tr>
<td>Contractor’s Overhead (2%)</td>
<td>$234,474</td>
<td>945</td>
<td>1.02</td>
</tr>
<tr>
<td>Contractor’s Profit (6%)</td>
<td>$703,422</td>
<td>2,836</td>
<td>3.07</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>$369,022</td>
<td>1,488</td>
<td>1.61</td>
</tr>
<tr>
<td>Subtotal Construction</td>
<td>$13,734,047</td>
<td>55,379</td>
<td>59.96</td>
</tr>
<tr>
<td>Indirect Construction</td>
<td>$1,281,137</td>
<td>5,166</td>
<td>5.59</td>
</tr>
<tr>
<td>Developer’s Fee</td>
<td>$2,100,000</td>
<td>8,468</td>
<td>9.17</td>
</tr>
<tr>
<td>Financing</td>
<td>$1,920,314</td>
<td>7,743</td>
<td>8.38</td>
</tr>
<tr>
<td>Reserves</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Subtotal Other Costs</td>
<td>$5,301,451</td>
<td>21,377</td>
<td>23</td>
</tr>
<tr>
<td>Totals</td>
<td>$20,924,222</td>
<td>84,372</td>
<td>91.35</td>
</tr>
</tbody>
</table>

### Applicant - Sources of Funds

<table>
<thead>
<tr>
<th>Source I</th>
<th>Net Proceeds</th>
<th>Sale Price</th>
<th>Applicable Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Credits</td>
<td>$5,206,000</td>
<td>$0.80</td>
<td>3.55%</td>
</tr>
<tr>
<td>Bond Proceeds</td>
<td>$14,450,000</td>
<td>6.75%</td>
<td>40</td>
</tr>
<tr>
<td>Source III</td>
<td>Proceeds</td>
<td>% Deferred</td>
<td>Remaining</td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>0.0%</td>
<td>$2,100,000</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$ -</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Total Sources</td>
<td>$19,656,000</td>
<td>$1,046,221</td>
<td></td>
</tr>
</tbody>
</table>

### TDHCA - Sources of Funds

<table>
<thead>
<tr>
<th>Source I</th>
<th>Net Proceeds</th>
<th>Sale Price</th>
<th>Applicable Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Credits</td>
<td>$5,206,000</td>
<td>$0.80</td>
<td>3.55%</td>
</tr>
<tr>
<td>Bond Proceeds</td>
<td>$14,450,000</td>
<td>6.75%</td>
<td>40</td>
</tr>
<tr>
<td>Source III</td>
<td>Proceeds</td>
<td>% Deferred</td>
<td>Remaining</td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>-</td>
<td>$831,778</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$ -</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Total Sources</td>
<td>$20,924,222</td>
<td>$1,046,221</td>
<td></td>
</tr>
</tbody>
</table>

### Applicant - Operating Proforma/Debt Coverage

<table>
<thead>
<tr>
<th>Per S.F.</th>
<th>Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Gross Income</td>
<td>$2,453,760</td>
</tr>
<tr>
<td>Other Income &amp; Loss</td>
<td>44,640</td>
</tr>
<tr>
<td>Total Operating Expenses</td>
<td>$1,049,381</td>
</tr>
<tr>
<td>Net Operating Income</td>
<td>$1,271,731</td>
</tr>
<tr>
<td>Debt Service</td>
<td>$1,046,221</td>
</tr>
<tr>
<td>Net Cash Flow</td>
<td>$225,510</td>
</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.22</td>
</tr>
<tr>
<td>TDHCA/TSAHC Fees</td>
<td>$0</td>
</tr>
<tr>
<td>Net Cash Flow</td>
<td>$225,510</td>
</tr>
<tr>
<td>DCR after TDHCA Fees</td>
<td>1.22</td>
</tr>
</tbody>
</table>

### TDHCA - Operating Proforma/Debt Coverage

<table>
<thead>
<tr>
<th>Per S.F.</th>
<th>Per Unit</th>
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</thead>
<tbody>
<tr>
<td>Potential Gross Income</td>
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</tr>
<tr>
<td>Debt Coverage Ratio</td>
<td>1.22</td>
</tr>
<tr>
<td>TDHCA/TSAHC Fees</td>
<td>$0</td>
</tr>
<tr>
<td>Net Cash Flow</td>
<td>$225,510</td>
</tr>
<tr>
<td>DCR after TDHCA Fees</td>
<td>1.22</td>
</tr>
</tbody>
</table>

### Applicant - Annual Operating Expenses

<table>
<thead>
<tr>
<th>Per S.F.</th>
<th>Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$60,760</td>
</tr>
<tr>
<td>Management Fees</td>
<td>87,461</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Exp.</td>
<td>227,840</td>
</tr>
<tr>
<td>Maintenance/Repairs</td>
<td>179,800</td>
</tr>
<tr>
<td>Utilities</td>
<td>115,320</td>
</tr>
<tr>
<td>Property Insurance</td>
<td>62,800</td>
</tr>
<tr>
<td>Property Taxes</td>
<td>248,000</td>
</tr>
<tr>
<td>Replacement Reserve</td>
<td>49,600</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>18,600</td>
</tr>
<tr>
<td>Total Expenses</td>
<td>$1,049,381</td>
</tr>
</tbody>
</table>

### Staff Notes/Comments

Other expenses include supportive service contract fees and compliance fees.
# Creekside Manor Senior Community, Killeen (#2005-044) Priority 2

## Unit Mix and Rent Schedule

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Beds/Bath</th>
<th># Units</th>
<th>Rents</th>
<th>Unit Size S.F.</th>
<th>Rent/S.F.</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>50% AMI</td>
<td>1BD/1BA</td>
<td>2</td>
<td>$445</td>
<td>650</td>
<td>0.68</td>
<td></td>
</tr>
<tr>
<td>60% AMI</td>
<td>1BD/1BA</td>
<td>16</td>
<td>$538</td>
<td>650</td>
<td>0.82</td>
<td></td>
</tr>
<tr>
<td>50% AMI</td>
<td>2BD/2BA</td>
<td>8</td>
<td>$535</td>
<td>822</td>
<td>0.65</td>
<td></td>
</tr>
<tr>
<td>60% AMI</td>
<td>2BD/1BA</td>
<td>134</td>
<td>$642</td>
<td>822</td>
<td>0.78</td>
<td></td>
</tr>
<tr>
<td>60% AMI</td>
<td>2BD/2BA</td>
<td>20</td>
<td>$642</td>
<td>868</td>
<td>0.74</td>
<td></td>
</tr>
</tbody>
</table>

## Uses of Funds/Project Costs

<table>
<thead>
<tr>
<th>Costs</th>
<th>Per Unit</th>
<th>Per S.F.</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition</td>
<td>$750,000</td>
<td>$4,167</td>
<td>5.14</td>
</tr>
<tr>
<td>Off-sites</td>
<td>$500,000</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Sitework</td>
<td>$1,217,500</td>
<td>6,764</td>
<td>8.35</td>
</tr>
<tr>
<td>Hard Construction Costs</td>
<td>$6,683,000</td>
<td>37,126</td>
<td>45.84</td>
</tr>
<tr>
<td>General Requirements (6%)</td>
<td>$470,000</td>
<td>2,611</td>
<td>3.22</td>
</tr>
<tr>
<td>Contractor's Overhead (2%)</td>
<td>$155,000</td>
<td>861</td>
<td>1.06</td>
</tr>
<tr>
<td>Contractor's Profit (6%)</td>
<td>$420,000</td>
<td>2,333</td>
<td>2.88</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>$425,000</td>
<td>2,361</td>
<td>2.92</td>
</tr>
<tr>
<td>Subtotal Site Costs</td>
<td>$750,000</td>
<td>4,167</td>
<td>5.14</td>
</tr>
<tr>
<td>Indirect Construction</td>
<td>$461,000</td>
<td>2,561</td>
<td>3.16</td>
</tr>
<tr>
<td>Developer's Fee</td>
<td>$1,650,000</td>
<td>9,167</td>
<td>11.32</td>
</tr>
<tr>
<td>Financing</td>
<td>$1,373,500</td>
<td>7,631</td>
<td>9.42</td>
</tr>
<tr>
<td>Reserves</td>
<td>$200,000</td>
<td>1,111</td>
<td>1.37</td>
</tr>
<tr>
<td>Subtotal Construction</td>
<td>$9,370,500</td>
<td>52,058</td>
<td>64.28</td>
</tr>
<tr>
<td>Net Sale</td>
<td>$13,805,000</td>
<td>$76,694</td>
<td>94.69</td>
</tr>
</tbody>
</table>

## Applicant - Sources of Funds

<table>
<thead>
<tr>
<th>Source I</th>
<th>Net Proceeds</th>
<th>Sale Price</th>
<th>Applicable Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Credits</td>
<td>$3,968,650</td>
<td>$0.80</td>
<td>3.55%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Source II</th>
<th>Proceeds</th>
<th>Rate</th>
<th>Amort</th>
<th>Annual DS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bond Proceeds</td>
<td>$9,200,000</td>
<td>6.75%</td>
<td>40</td>
<td>$666,106</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Source III</th>
<th>Proceeds</th>
<th>% Deferred</th>
<th>Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deferred Developer Fee</td>
<td>$636,350</td>
<td>38.6%</td>
<td>$1,013,650</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Source IV</th>
<th>Proceeds</th>
<th>Description</th>
<th>Annual DS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
</tr>
</tbody>
</table>

| Total Sources | $13,805,000 | $666,106 |

## Applicant - Operating Proforma/Debt Coverage

| Potential Gross Income | $1,350,984 | $9.27 |
| Other Income & Loss | $32,400 | 0.22 | 180 |
| Vacancy & Collection | $103,754 | -0.71 | -576 |
| Effective Gross Income | $1,279,630 | 8.78 | 7,109 |

| Total Operating Expenses | $566,650 | $3.89 | $3,148 |
| Net Operating Income | $712,980 | $4.89 | $3,961 |
| Debt Service | $666,106 | 4.57 | 3,701 |
| Net Cash Flow | $46,874 | $0.32 | $260 |

| Debt Coverage Ratio | 1.07 |
| TDHCA/TSAHC Fees | $0 | $0 |
| Net Cash Flow | $46,874 | $0.32 | $260 |

| DCR after TDHCA Fees | 1.07 |
| Break-even Rents/S.F. | 0.70 |
| Break-even Occupancy | 91.25% |

| Total Expenses | $566,650 | $3.89 | $3,148 |

## TDHCA - Sources of Funds

<table>
<thead>
<tr>
<th>Source I</th>
<th>Net Proceeds</th>
<th>Sale Price</th>
<th>Applicable Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Credits</td>
<td>$3,968,650</td>
<td>$0.80</td>
<td>3.55%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Source II</th>
<th>Proceeds</th>
<th>Rate</th>
<th>Amort</th>
<th>Annual DS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bond Proceeds</td>
<td>$8,952,527</td>
<td>6.75%</td>
<td>40</td>
<td>$648,188</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Source III</th>
<th>Proceeds</th>
<th>% Deferred</th>
<th>Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deferred Developer Fee</td>
<td>$883,823</td>
<td>53.6%</td>
<td>$766,177</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Source IV</th>
<th>Proceeds</th>
<th>Description</th>
<th>Annual DS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
</tr>
</tbody>
</table>

| Total Sources | $13,805,000 | $648,188 |

## TDHCA - Operating Proforma/Debt Coverage

| Potential Gross Income | $1,350,984 | $9.27 |
| Other Income & Loss | $32,400 | 0.22 | 180 |
| Vacancy & Collection | $103,754 | -0.71 | -576 |
| Effective Gross Income | $1,279,630 | 8.78 | 7,109 |

| Total Operating Expenses | $566,640 | $3.89 | $3,148 |
| Net Operating Income | $712,990 | $4.89 | $3,961 |
| Debt Service | $648,188 | 4.45 | 3,601 |
| Net Cash Flow | $64,802 | $0.44 | $360 |

| Debt Coverage Ratio | 1.10 |
| TDHCA/TSAHC Fees | $0 | $0 |
| Net Cash Flow | $64,802 | $0.44 | $360 |

| DCR after TDHCA Fees | 1.10 |
| Break-even Rents/S.F. | 0.69 |
| Break-even Occupancy | 89.92% |

## Applicant - Annual Operating Expenses

| General & Administrative Expenses | $36,250 | 0.25 | 201 |
| Management Fees | $68,000 | 0.47 | 378 |
| Payroll & Payroll Tax & Employee Exp. | $143,500 | 0.98 | 797 |
| Maintenance/Repairs | $50,000 | 0.34 | 278 |
| Utilities | $82,000 | 0.56 | 456 |
| Property Insurance | $50,000 | 0.34 | 278 |
| Property Taxes | $88,000 | 0.60 | 489 |
| Replacement Reserves | $36,000 | 0.25 | 200 |
| Other Expenses | $12,900 | 0.09 | 72 |

| Total Expenses | $566,650 | $3.89 | $3,148 |

## Staff Notes/Comments

- Other expenses include cable tv, supportive service contract fees, compliance fees, and security fees.
- Used expenses for per square foot instead of per unit.
MULTIFAMILY FINANCE PRODUCTION DIVISION

2005 Private Activity Multifamily Revenue Bonds

Prairie Ranch Apartments
Approximately 4940 S. SH 360
Grand Prairie, Texas
ARDC GPwest, Ltd.
176 Units

Priority 1C – 100% of the units will be restricted at 60% AMFI
(located in a census tract with a higher median income than the average for the area)

$13,000,000 Tax Exempt – Series 2005

TABLE OF EXHIBITS

TAB 1  TDHCA Board Presentation
TAB 2  Bond Resolution
TAB 3  HTC Profile and Board Summary
TAB 4  Sources & Uses of Funds
Estimated Cost of Issuance
TAB 5  Department’s Real Estate Analysis
TAB 6  Rental Restrictions Explanation
Results and Analysis
TAB 7  Development Location Maps
TAB 8  TDHCA Compliance Summary Report
TAB 9  Public Input and Hearing Transcript (May 23, 2005)
**Action Item**

Presentation, Discussion and Possible Approval for the issuance of Multifamily Housing Revenue Bonds, Series 2005 and Housing Tax Credits for the Prairie Ranch Apartments development.

**Summary of the Prairie Ranch Apartments Transaction**

The pre-application was received on February 7, 2005 as part of the 2005 Waiting List applications. The application was scored and ranked by staff. The application was induced at the March 2005 Board meeting and submitted to the Texas Bond Review Board for placement on the waiting list. The application received a Reservation of Allocation on April 5, 2005. This application was submitted under the Priority 1C category which means the proposed site will be located in a census tract that has a higher median income than the area median income. The income information for the census tract 1115.39 shows the median family income to be $86,801 and the area median for Fort Worth MSA is $62,700. The census population information is estimated at 5887 total population; owner occupied units are 1708 and renter occupied units are 104. 100% of the units will serve individuals and families at 60% of the Area Median Income. A public hearing was held on May 23, 2005. There were 130 people in attendance with twenty-three (23) people speaking for the record. 123 stated opposition on the sign-in sheet and 7 stated no opinion. The Department received two (2) official letters of opposition, one from the Mayor at the pre-application stage and one from the Arlington ISD both at pre-application and full application. The Department received individual letters and petitions from 380 persons in opposition. The City of Grand Prairie passed Resolution #4057 on March 1, 2005, which states “The City Council opposes the issuance of Housing Tax Credits to ARDC GPwest, Ltd. for the Prairie Ranch multifamily development”. A copy of the transcript and a summary of public comment are located behind Tab 9 of this presentation. The TDHCA Board previously approved an application for this development for a Housing Tax Credit allocation for a local issuer. That same application was denied for the issuance of the bonds by the Tarrant County Housing Finance Corporation with a split three to two vote. The proposed site will be located at approximately 4940 S. SH 360, Grand Prairie, Texas.

**Summary of the Financial Structure**

The applicant is requesting the Department’s approval and issuance of variable rate tax exempt bonds in an amount not to exceed $13,000,000. The bonds will be credit enhanced by GNMA and carry a AAA rating. Newman & Associates will underwrite the transaction at an anticipated interest rate not to exceed 6.0%. The construction and lease up period will be for thirty months plus one 6 month optional extension with payment terms of interest only during construction. There will be a 40 year term and amortization.
**Recommendation**

Staff recommends the Board approve the issuance of Multifamily Housing Mortgage Revenue Bonds, Series 2005 and Housing Tax Credits for the Prairie Ranch Apartments development because of the demonstrated quality of construction of the proposed development, the feasibility of the development (as demonstrated by the commitments from the FHA Lender, equity provider, and the underwriting report by the Department’s Real Estate Analysis Division) and the demand for additional affordable units as demonstrated by the occupancy rates of other affordable units in the market area.
**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**  
**BOARD MEMORANDUM**  
**June 27, 2005**

**DEVELOPMENT:**  
Prairie Ranch Apartments, Grand Prairie, Tarrant County, Texas

**PROGRAM:**  
Texas Department of Housing & Community Affairs  
2005 Multifamily Housing Revenue Bonds  
(Reservation received April 5, 2005)

**ACTION REQUESTED:**  
Approve the issuance of multifamily revenue bonds (the “Bonds”) by the Texas Department of Housing and Community Affairs (the “Department”). The Bonds will be issued under Chapter 1372 of the Texas Government Code and under Chapter 2306 of the Texas Government Code, the Department's enabling Act (the “Act”), which authorizes the Department to issue its revenue bonds for its public purposes as defined therein. (*The Act provides that the Department's revenue bonds are solely obligations of the Department, and do not create an obligation, debt, or liability of the State of Texas or a pledge or loan of the faith, credit or taxing power of the State of Texas.*)

**PURPOSE:**  
The proceeds of the Bonds will be used for the purpose of providing funds to finance a Federal Housing Administration insured mortgage loan (the “Mortgage Loan”) to be originated by Malone Mortgage Company America, Ltd. (the “FHA Lender”) to ARDC GPwest, Ltd., a Texas limited partnership (the "Borrower"), for the acquisition, construction, equipping and long-term financing of a new, 176-unit multifamily residential rental development to be constructed on approximately 12.77 acres of land located at approximately 4940 S. SH 360, Grand Prairie, Tarrant County, Texas. (the "Development").

**BOND AMOUNT:**  
$13,000,000 Series 2005, Tax Exempt Bonds (*)

(*)The aggregate principal amount of the Bonds will be determined by the Department based on its rules, underwriting, the cost of construction of the Development and the amount for which Bond Counsel can deliver its Bond Opinion.

**ANTICIPATED CLOSING DATE:**  
The Department received a volume cap allocation for the Bonds on April 5, 2005 pursuant to the Texas Bond Review Board's 2005 Private Activity Bond Allocation Program. While the Department is required to deliver the Bonds on or before September 2, 2005, the anticipated closing date is July 12, 2005.
BORROWER: ARDC GPwest, Ltd., a Texas limited partnership, the general partner of which is ARDC GPranchwest, L.L.C., a Texas limited liability company. The sole member and 100% owner of the general partner is Hal Thorne.

COMPLIANCE HISTORY: The Compliance Status Summary completed on June 6, 2005 reveals that the principals of the general partner above have a total of one (1) property being monitored by the Department which has not been monitored at this time.


BOND PURCHASER: The Bonds will be publicly offered on a limited basis on or about July 12, 2005, at which time the final pricing and Bond Purchaser(s) will be determined.

DEVELOPMENT DESCRIPTION: The Development is a 176-unit multifamily residential rental development to be constructed on approximately 12.77 acres of land located at approximately 4940 S. SH 360, Grand Prairie, Tarrant County, Texas. The proposed site density will be fourteen (14) units per acre and will consist of eight (8) three story residential building types constructed of stone veneer and hardi-plank siding, wood trim, and pitched composition shingle roofs. The development will contain a total of 172,780 net rentable square feet and an average unit size of 1,046 square feet. The complex will have full perimeter fencing with control access gates. Unit amenities will include frost-free refrigerator, self cleaning range/oven, dishwasher, disposal, storage areas, washer/dryer connections. The property will have clubhouse, pool, play area with playground equipment, accessible walking path, barbeque grills and picnic tables, covered community porch, furnished fitness center, leasing, office and community room space, computers with internet access and a laundry building.

<table>
<thead>
<tr>
<th>Units</th>
<th>Unit Type</th>
<th>Sq Ft</th>
<th>Proposed</th>
<th>Net Rent</th>
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<td>2-Bed/2-Bath</td>
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<td>61</td>
<td>3-Bed/2-Bath</td>
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<td>60%</td>
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<tr>
<td>176</td>
<td>Total Units</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SET-ASIDE UNITS: For Bond covenant purposes, at least forty percent (40%) of the residential units in the development are set aside for persons or families earning not more than sixty percent (60%) of the area median income. Five percent (5%) of the units in each Development will be set aside on a priority basis for persons with special needs.

(The Borrower has elected to set aside 100% of the units for tax credit purposes.)

RENT CAPS: For Bond covenant purposes, the rental rates of the units will be restricted such that for 100% of the units, the maximum rent will not exceed thirty percent (30%) of the income, adjusted for family size, for a family whose income equals sixty percent (60%) of the area median income.

TENANT SERVICES: Borrower will provide Tenant Services provided by Common Thread, Becky Lennox, CCDC based on the tenant profile upon lease-up that conforms to the Department’s program guidelines.

DEPARTMENT ORIGINATION FEES: $1,000 Pre-Application Fee (Paid) $10,000 Application Fee (Paid) $64,000 Issuance Fee (.50% of the bond amount paid at closing)

DEPARTMENT ANNUAL FEES: $12,800 Bond Administration (0.10% per annum of the aggregate principle amount of the Bonds outstanding) $4,400 Compliance Fee ($25/unit/year adjusted annually for CPI)

(Department’s annual fees may be adjusted, including deferral, to accommodate underwriting criteria and Development cash flow. These fees will be subordinated to the Mortgage Loan and paid outside of the cash flows contemplated by the Indenture)

ASSET OVERSIGHT FEE: $4,400 TDHCA or assigns ($25/unit/year adjusted annually for CPI).

TAX CREDITS: The Borrower has applied to the Department to receive a Determination Notice for the 4% tax credit that accompanies the private-activity bond allocation. The tax credit equates to $495,337 per annum and represents equity for the transaction. To capitalize on the tax credit, the Borrower will sell a substantial portion of the limited partnership, typically 99.99%, to raise equity funds for the Development. Although a tax credit sale has not been finalized, the Borrower anticipates raising approximately $4,110,886 of equity for the transaction.
BOND STRUCTURE & SECURITY FOR THE BONDS:

The Bonds are proposed to be issued under a Trust Indenture (the "Trust Indenture") that will describe the fundamental structure of the Bonds, permitted uses of Bond proceeds and procedures for the administration, investment and disbursement of Bond proceeds and program revenues.

As stated above, the Mortgage Loan will be originated by the FHA Lender as evidenced by a note from the Borrower (the “Mortgage Note”). The FHA Lender will make advances on the Mortgage Loan to the Borrower for the acquisition, construction, equipping and long-term financing of the Development. The Mortgage Loan will be secured by, among other things, a Deed of Trust for the benefit of the FHA Lender.

The FHA Lender will issue mortgage-backed securities in the form of Construction Loan Certificates and a Development Loan Certificate (the “GNMA Certificates”) to be purchased by the trustee from Bond proceeds at a price of par plus accrued interest thereon. The trustee will collect the payments on the GNMA Certificates to pay bondholders.

The Bonds will be secured primarily by the payments on the GNMA Certificates and from other security pledged under the Indenture. Prior to the acquisition of the GNMA Certificates by the Trustee, the Bonds will be secured by certain of the Bond proceeds held under the Indenture and invested by the Trustee pursuant to an investment agreement. Upon the purchase thereof by the Trustee, the Bonds will be secured primarily by the GNMA Certificates to be issued by the FHA Lender, guaranteed as to principal and interest by the Government National Mortgage Association (“Ginnie Mae”) and to be backed by the Mortgage Loan.

The Bonds are revenue bonds and, as such, create no liability for the general revenue fund or any other state fund. The Act provides that the Department’s revenue bonds are solely obligations of the Department, and do not create an obligation, debt, or liability of the State of Texas or a pledge or loan of the faith, credit or taxing power of the State of Texas. The only funds pledged by the Department to the payment of the Bonds are the revenues from the financing carried out through the issuance of the Bonds.
**CREDIT ENHANCEMENT:**  
As stated above, the GNMA Certificates are guaranteed as to principal and interest by Ginnie Mae, which allows for an anticipated rating of AAA/Aaa and an anticipated interest rate not to exceed 6.0% on the Tax Exempt Bonds. Without the credit enhancement, the Tax-Exempt Bonds would not be investment grade and would therefore command a higher interest rate from investors on similar maturity bonds.

**FORM OF BONDS:**  
The Bonds will be issued in book entry form and in denominations of $5,000 or any integral multiples thereof.

**MORTGAGE LOAN:**  
The Mortgage Loan is a non-recourse obligation of the Borrower, which means, subject to certain exceptions, that the Borrower is not liable for the payment thereof beyond the amount realized from the pledged security. The Mortgage Loan is funded by the FHA Lender. Two types of GNMA Certificates are intended to be issued by the FHA Lender in connection with the Mortgage Loan to the Borrower: (i) Construction Loan Certificates which are to be issued with respect to each construction loan advance under the Mortgage Loan, and (ii) the Development Loan Certificate which is to be issued with respect to the permanent Mortgage Loan with payment provisions which correspond to the monthly scheduled installments of principal and interest on the Mortgage Note. The Delivery Date or maturity of the construction loan means the date on which the Development Loan Certificate is delivered to the Trustee, which shall be on or before January 31, 2007 (the “Delivery Date”) (a preliminary date that is subject to change), unless extended in accordance with the Trust Indenture.

**MATURITY/SOURCES & METHODS OF REPAYMENT:**  
The Bonds will bear interest at a fixed rate until maturity, which is anticipated to be January 20, 2045.

The Bonds will be payable from: (1) payments on the GNMA Certificates; (2) earnings derived from amounts held in Funds & Accounts (discussed below) or on deposit in an investment agreement; and (3) funds deposited to the Acquisition Fund specifically for capitalized interest.

The Bonds will be structured to have level debt service from commencement of amortization until maturity.
REDEMPTION OF
BONDS PRIOR TO
MATUREY:

The Bonds are subject to redemption under any of the following circumstances:

Optional Redemption:

The Tax-Exempt Bonds are subject to optional redemption by the Borrower on or after July 20, 2015 (a preliminary date that is subject to change) with certain applicable premiums in the event the Borrower exercises any option to prepay the Mortgage Note and amounts are paid under the GNMA Certificates representing such prepayments.

Mandatory Redemption:

(1) The Bonds will be subject to mandatory sinking fund redemption at a redemption price equal to 100% of the principal amount thereof, without any premium, plus accrued interest, on the dates of redemption specified in the Indenture.

(2) The Bonds are subject to extraordinary mandatory redemption:

(a) in part, following the Delivery Date of the Development Loan Certificate in the amount of the difference between Bonds then outstanding and the Construction Loan Certificates delivered to the Trustee;

(b) in whole, following the maturity date of the Construction Loan Certificates if the Development Loan Certificate is not delivered to the Trustee on or before the Delivery Date;

(c) in part, following the date on which the Development Loan Certificate is delivered to the Trustee, in an amount equal to the remainder, if any, of the difference between the Bonds then outstanding less the amount of the Development Loan Certificate delivered to the Trustee;

(d) in whole or in part to the extent the Trustee receives payments on the GNMA Certificates exceeding regularly scheduled payments of principal and interest thereon; or
(e) in whole, following the delivery date of the Initial Construction Loan Certificate, if the Initial Construction Loan Certificate is not delivered to the Trustee on or before the delivery date of the Initial Construction Loan Certificate in the amount specified in the Indenture.

**Funds and Accounts/Funds Administration:**

Under the Trust Indenture, Wells Fargo Bank National Association (the "Trustee") will serve as registrar and authenticating agent for the Bonds, trustee of certain of the funds created under the Trust Indenture (described below), and will have responsibility for a number of loan administration and monitoring functions.

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will initially be issued as fully registered securities and when issued will be registered in the name of Cede & Co., as nominee for DTC. One fully registered global bond in the aggregate principal amount of each stated maturity of the Bonds will be deposited with DTC.

Moneys on deposit in Trust Indenture funds are required to be invested in eligible investments prescribed in the Trust Indenture until needed for the purposes for which they are held.

The Trust Indenture will initially create up to five (5) funds with the following general purposes:

1) Acquisition Fund (containing a Capitalized Interest Account therein) – Fund into which Bond proceeds shall be deposited and shall be applied to the acquisition of the GNMA Certificates and accrued interest thereon.

2) Bond Fund (containing a Special Mandatory Redemption Account therein) – Fund into which amounts, if any, paid by the Underwriter as accrued interest; all income, revenues, proceeds and other amounts received from or in connection with the GNMA Certificates; all earnings and gains from the investment of money held in the Bond and Acquisition Fund; and amounts transferred from the Acquisition Fund to the Bond Fund for mandatory redemption of the Bonds in the Special Mandatory Redemption Account attributable to the receipt by the Trustee of payments under the GNMA Certificates exceeding regularly scheduled payments of principal and interest thereon.
3) Costs of Issuance Fund - A temporary fund into which amounts for the payment of the costs of issuance are deposited and disbursed by the Trustee;

4) Rebate Fund - Fund into which certain investment earnings are transferred that are required to be rebated periodically to the federal government to preserve the tax-exempt status of the Tax-Exempt Bonds. Amounts in this fund are held apart from the trust estate and are not available to pay debt service on the Bonds; and

5) Expense Fund – Fund into which the Trustee deposits amounts paid by the Borrower pursuant to the Loan Agreement and uses such moneys to pay certain fees and expenses of the Department.

DEPARTMENT ADVISORS:

The following advisors have been selected by the Department to perform the indicated tasks in connection with the issuance of the Bonds.

1. Bond Counsel - Vinson & Elkins L.L.P. ("V&E") was most recently selected to serve as the Department's bond counsel through a request for proposals ("RFP") issued by the Department in August 2003.

2. Bond Trustee – Wells Fargo Bank National Association, was selected as bond trustee by the Department pursuant to a request for proposals process in April 2003.

3. Financial Advisor – RBC Dain Rauscher Inc. was selected by the Department as the Department's financial advisor through a request for proposals process in June 2003.

4. Disclosure Counsel – McCall, Parkhurst & Horton, L.L.P. was selected by the Department as Disclosure Counsel through a request for proposals process in August 2003.

ATTORNEY GENERAL REVIEW OF BONDS:

No preliminary written review of the Bonds by the Attorney General of Texas has yet been made. Department bonds, however, are subject to the approval of the Attorney General, and transcripts of proceedings with respect to the Bonds will be submitted for review and approval prior to the issuance of the Bonds.
RESOLUTION NO. 05-037

RESOLUTION AUTHORIZING AND APPROVING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS (GNMA COLLATERALIZED MORTGAGE LOAN—PRAIRIE RANCH APARTMENTS) SERIES 2005; APPROVING THE FORM AND SUBSTANCE AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS PERTAINING THERETO; AUTHORIZING AND RATIFYING OTHER ACTIONS AND DOCUMENTS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

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

WHEREAS, the Act authorizes the Department: (a) to make mortgage loans to housing sponsors to provide financing for multifamily residential rental housing in the State of Texas (the “State”) intended to be occupied by individuals and families of low and very low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds, for the purpose, among others, of obtaining funds to make such loans and provide financing, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such multi-family residential rental project loans, and to mortgage, pledge or grant security interests in such loans or other property of the Department in order to secure the payment of the principal or redemption price of and interest on such bonds; and (d) to make, commit to make, and participate in the making of mortgage loans, including federally insured loans, and to enter into agreements and contracts to make or participate in mortgage loans for residential housing for individuals and families of low and very low income and families of moderate income; and

WHEREAS, the Board has determined to authorize the issuance of the Texas Department of Housing and Community Affairs Multifamily Housing Revenue Bonds (GNMA Collateralized Mortgage Loan—Prairie Ranch Apartments) Series 2005 (the “Bonds”), pursuant to and in accordance with the terms of a Trust Indenture (the “Indenture”) by and between the Department and Wells Fargo Bank, National Association, as trustee (the “Trustee”), for the purpose of obtaining funds to finance the Project (defined below), all under and in accordance with the Constitution and laws of the State of Texas; and

WHEREAS, the Department desires to use the proceeds of the Bonds to fund a mortgage loan to ARDC GPwest, Ltd., a Texas limited partnership (the “Borrower”), in order to finance the cost of acquisition, construction and equipping of a qualified residential rental project described on Exhibit A attached hereto (the “Project”) located within the State and required by the Act to be occupied by individuals and families of low and very low income and families of moderate income, as determined by the Department; and

WHEREAS, the Board, by resolution adopted on March 10, 2005, declared its intent to issue its revenue bonds to provide financing for the Project; and

WHEREAS, it is anticipated that the Department, the Borrower, Malone Mortgage Company America, Ltd., as lender (the “Lender”), and the Trustee will execute and deliver a Loan Agreement (the
“Loan Agreement”) (i) for the purpose of providing funds to finance the loan to be originated by the Lender (the “Loan”) to provide financing for the cost of acquisition and construction of the Project and related costs, and (ii) pursuant to which repayment of the Loan will be secured by a first lien Deed of Trust from the Borrower for the benefit of the Lender; and

WHEREAS, the Department now desires to authorize the use and distribution of a preliminary official statement (the “Preliminary Official Statement”) in connection with the offering of the Bonds; and

WHEREAS, the Board has further determined that the Department will enter into a Bond Purchase Agreement (the “Purchase Agreement”) with the Borrower, GMAC Commercial Holding Capital Markets Corp. d/b/a Newman and Associates, A Division of GMAC Commercial Holding Capital Markets Corp. (the “Underwriter”), and any other party to the Purchase Agreement as authorized by the execution thereof by the Department, setting forth certain terms and conditions upon which the Underwriter and/or another party will purchase all or their respective portion of the Bonds from the Department and the Department will sell the Bonds to the Underwriter and/or another party to such Purchase Agreement; and

WHEREAS, the Board has determined that the Department, the Trustee and the Borrower will execute a Regulatory and Land Use Restriction Agreement (the “Regulatory Agreement”), with respect to the Project which will be filed of record in the real property records of Tarrant County, Texas; and

WHEREAS, the Board has determined that the Department and the Borrower will execute an Asset Oversight Agreement (the “Asset Oversight Agreement”), with respect to the Project for the purpose of monitoring the operation and maintenance of the Project; and

WHEREAS, the Board has examined proposed forms of the Indenture, the Loan Agreement, the Regulatory Agreement, the Asset Oversight Agreement, the Preliminary Official Statement and the Purchase Agreement, all of which are attached to and comprise a part of this Resolution; has found the form and substance of such documents to be satisfactory and proper and the recitals contained therein to be true, correct and complete; and has determined, subject to the conditions set forth in Section 1.12, to authorize the issuance of the Bonds, the execution and delivery of such documents and the taking of such other actions as may be necessary or convenient in connection therewith; NOW, THEREFORE,

BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS:

ARTICLE I

ISSUANCE OF BONDS; APPROVAL OF DOCUMENTS

Section 1.1--Issuance, Execution and Delivery of the Bonds. That the issuance of the Bonds is hereby authorized, under and in accordance with the conditions set forth herein and in the Indenture, and that, upon execution and delivery of the Indenture, the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department’s seal to the Bonds and to deliver the Bonds to the Attorney General of the State of Texas for approval, the Comptroller of Public Accounts of the State of Texas for registration and the Trustee for authentication (to the extent required in the Indenture), and thereafter to deliver the Bonds to the order of the initial purchasers thereof.

Section 1.2--Interest Rate, Principal Amount, Maturity and Price. That the Chair of the Governing Board or the Executive Director of the Department are hereby authorized and empowered, in accordance with Chapter 1371, Texas Government Code, to fix and determine the interest rate, principal amount and
maturity of and the redemption provisions related to, the Bonds, all of which determinations shall be conclusively evidenced by the execution and delivery by the Chair of the Governing Board or the Executive Director of the Department of the Indenture and the Purchase Agreement; provided, however, that: (a) the interest rate on the Bonds shall not exceed 6.0% per annum; provided, that in no event shall the interest rate on the Bonds (including any default interest rate) exceed the maximum rate of interest permitted by applicable law; (b) the aggregate principal amount of the Bonds shall not exceed $13,000,000; (c) the final maturity of the Bonds shall occur not later than September 2, 2045; and (d) the price at which the Bonds are sold to the Underwriter and/or any additional party to the Purchase Agreement shall not exceed the principal amount thereof.

Section 1.3--Approval, Execution and Delivery of the Indenture. That the form and substance of the Indenture are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department’s seal to the Indenture and to deliver the Indenture to the Trustee.

Section 1.4--Approval, Execution and Delivery of the Loan Agreement and Regulatory Agreement. That the form and substance of the Loan Agreement and the Regulatory Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department’s seal to the Loan Agreement and the Regulatory Agreement and deliver the Loan Agreement to the Borrower, the Lender and the Trustee and deliver the Regulatory Agreement to the Borrower and the Trustee.

Section 1.5--Approval, Execution and Delivery of the Purchase Agreement. That the form and substance of the Purchase Agreement is hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute and deliver the Purchase Agreement and to deliver the Purchase Agreement to the Borrower and the Underwriter and any additional party to the Purchase Agreement as appropriate.

Section 1.6--Approval, Execution, Use and Distribution of the Preliminary Official Statement and the Official Statement. That the form and substance of the Preliminary Official Statement and its use and distribution by the Underwriter in accordance with the terms, conditions and limitations contained therein are hereby approved, ratified, confirmed and authorized; that the Chair and the Executive Director are hereby severally authorized to deem the Preliminary Official Statement “final” for purposes of Rule 15c2-12 of the Securities and Exchange Commission; that the authorized representatives of the Department named in this Resolution each are authorized hereby to make or approve such changes in the Preliminary Official Statement as may be required to provide a final Official Statement for the Bonds; that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department’s seal to the Preliminary Official Statement and the Official Statement, as required; and that the distribution and circulation of the Official Statement by the Underwriter hereby is authorized and approved, subject to the terms, conditions and limitations contained therein, and further subject to such amendments or additions thereto as may be required by the Bond Purchase Agreement and as may be approved by the Executive Director of the Department and the Department’s counsel.

Section 1.7--Approval, Execution and Delivery of the Asset Oversight Agreement. That the form and substance of the Asset Oversight Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute and deliver the Asset Oversight Agreement to the Borrower.

Section 1.8--Taking of Any Action; Execution and Delivery of Other Documents. That the authorized representatives of the Department named in this Resolution each are authorized hereby to take any actions and to execute, attest and affix the Department’s seal to, and to deliver to the appropriate
parties, all such other agreements, commitments, assignments, bonds, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, notices of acceptance, written requests and other papers, whether or not mentioned herein, as they or any of them consider to be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.

Section 1.9--Exhibits Incorporated Herein. That all of the terms and provisions of each of the documents listed below as an exhibit shall be and are hereby incorporated into and made a part of this Resolution for all purposes:

- Exhibit B - Indenture
- Exhibit C - Loan Agreement
- Exhibit D - Regulatory Agreement
- Exhibit E - Preliminary Official Statement
- Exhibit F - Purchase Agreement
- Exhibit G - Asset Oversight Agreement

Section 1.10--Power to Revise Form of Documents. That notwithstanding any other provision of this Resolution, the authorized representatives of the Department named in this Resolution each are authorized hereby to make or approve such revisions in the form of the documents attached hereto as exhibits as, in the judgment of such authorized representative or authorized representatives, and in the opinion of Vinson & Elkins L.L.P., Bond Counsel to the Department, may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution, such approval to be evidenced by the execution of such documents by the authorized representatives of the Department named in this Resolution.

Section 1.11--Authorized Representatives. That the following persons are each hereby named as authorized representatives of the Department for purposes of executing, attesting, affixing the Department’s seal to, and delivering the documents and instruments and taking the other actions referred to in this Article I: Chair and Vice Chairman of the Board, Executive Director of the Department, Deputy Executive Director of Housing Operations of the Department, Deputy Executive Director of Programs of the Department, Chief of Agency Administration of the Department, Director of Financial Administration of the Department, Director of Bond Finance of the Department, Director of Multifamily Finance Production of the Department and the Secretary to the Board.

Section 1.12--Conditions Precedent. That the issuance of the Bonds shall be further subject to, among other things: (a) the Project’s meeting all underwriting criteria of the Department, to the satisfaction of the Executive Director of the Department; and (b) the execution by the Borrower and the Department of contractual arrangements satisfactory to the Department staff requiring that community service programs will be provided at the Project.

ARTICLE II

APPROVAL AND RATIFICATION OF CERTAIN ACTIONS

Section 2.1--Approval and Ratification of Application to Texas Bond Review Board. That the Board hereby ratifies and approves the submission of the application for approval of state bonds to the Texas Bond Review Board on behalf of the Department in connection with the issuance of the Bonds in accordance with Chapter 1231, Texas Government Code.

Section 2.2--Approval of Submission to the Attorney General of Texas. That the Board hereby authorizes, and approves the submission by the Department’s Bond Counsel to the Attorney General of Texas
the State of Texas, for his approval, of a transcript of legal proceedings relating to the issuance, sale and
delivery of the Bonds.

Section 2.3--Certification of the Minutes and Records. That the Secretary is hereby severally
authorized to certify and authenticate minutes and other records on behalf of the Department for the
Bonds and all other Department activities.

Section 2.4--Authority to Invest Proceeds. That the Department is authorized to invest and
reinvest the proceeds of the Bonds and the fees and revenues to be received in connection with the
financing of the Project in accordance with the Indenture and to enter into any agreements relating thereto
only to the extent permitted by the Indenture.

Section 2.5--Approving Initial Rents. That the initial maximum rent charged by the Borrower for
100% of the units of the Project shall not exceed the amounts attached as Exhibit G to the Regulatory
Agreement and shall be annually redetermined by the Borrower and reviewed by the Department, as set
forth in the Loan Agreement.

Section 2.6--Ratifying Other Actions. That all other actions taken by the Executive Director of
the Department and the Department staff in connection with the issuance of the Bonds and the financing
of the Project are hereby ratified and confirmed.

Section 2.7--Engagement of Other Professionals. That the Executive Director of the Department
or any successor is authorized to engage auditors to perform such functions, audits, yield calculations
and subsequent investigations as necessary or appropriate to comply with the Purchase Agreement and
the requirements of Bond Counsel to the Department, provided such engagement is done in accordance
with applicable law of the State of Texas.

Section 2.8--Approval of Requests for Rating from Rating Agency. That the action of the
Executive Director of the Department or any successor and the Department’s consultants in seeking a
rating from Moody’s Investors Service, Inc. and/or Standard & Poor’s Ratings Services, a Division of
The McGraw-Hill Companies, Inc., is approved, ratified and confirmed hereby.

Section 2.9--Underwriter. That the underwriter with respect to the issuance of the Bonds shall be
GMAC Commercial Holding Capital Markets Corp. d/b/a Newman and Associates, A Division of GMAC
Commercial Holding Capital Markets Corp.

ARTICLE III
CERTAIN FINDINGS AND DETERMINATIONS

Section 3.1--Findings of the Board. That in accordance with Section 2306.223 of the Act, and
after the Department’s consideration of the information with respect to the Project and the information
with respect to the proposed financing of the Project by the Department, including but not limited to the
information submitted by the Borrower, independent studies commissioned by the Department,
recommendations of the Department staff and such other information as it deems relevant, the Board
hereby finds:

(a) Need for Housing Development.

(i) that the Project is necessary to provide needed decent, safe, and sanitary housing
at rentals or prices that individuals or families of low and very low income or families of
moderate income can afford,
(ii) that the Borrower will supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income,

(iii) that the financing of the Project is a public purpose and will provide a public benefit, and

(iv) that the Project will be undertaken within the authority granted by the Act to the housing finance division and the Borrower.

(b) Findings with Respect to the Borrower.

(i) that the Borrower, by operating the Project in accordance with the requirements of the Regulatory Agreement, will comply with applicable local building requirements and will supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income,

(ii) that the Borrower is financially responsible and has entered into a binding commitment to repay the loan made with the proceeds of the Bonds in accordance with its terms, and

(iii) that the Borrower is not, and will not enter into a contract for the Project with, a housing developer that: (A) is on the Department’s debarred list, including any parts of that list that are derived from the debarred list of the United States Department of Housing and Urban Development; (B) breached a contract with a public agency; or (C) misrepresented to a subcontractor the extent to which the developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the developer’s participation in contracts with the agency and the amount of financial assistance awarded to the developer by the Department.

(c) Public Purpose and Benefits.

(i) that the Borrower has agreed to operate the Project in accordance with the Loan Agreement and the Regulatory Agreement, which require, among other things, that the Project be occupied by individuals and families of low and very low income and families of moderate income, and

(ii) that the issuance of the Bonds to finance the Project is undertaken within the authority conferred by the Act and will accomplish a valid public purpose and will provide a public benefit by assisting individuals and families of low and very low income and families of moderate income in the State of Texas to obtain decent, safe, and sanitary housing by financing the costs of the Project, thereby helping to maintain a fully adequate supply of sanitary and safe dwelling accommodations at rents that such individuals and families can afford.

Section 3.2--Determination of Eligible Tenants. That the Board has determined, to the extent permitted by law and after consideration of such evidence and factors as it deems relevant, the findings of the staff of the Department, the laws applicable to the Department and the provisions of the Act, that eligible tenants for the Project shall be (1) individuals and families of low and very low income, (2) persons with special needs, and (3) families of moderate income, with the income limits as set forth in the Loan Agreement and the Regulatory Agreement.
Section 3.3--No Gain Allowed. That, in accordance with Section 2306.498 of the Act, no member of the Board or employee of the Department may purchase any Bond in the secondary open market for municipal securities.

Section 3.4--Waiver of Rules. That the Board hereby waives the rules contained in Chapter 33, Title 10 of the Texas Administrative Code to the extent such rules are inconsistent with the terms of this Resolution and the bond documents authorized hereunder.

ARTICLE IV

GENERAL PROVISIONS

Section 4.1--Limited Obligations. That the Bonds and the interest thereon shall be limited obligations of the Department payable solely from the trust estate created under the Indenture, including the revenues and funds of the Department pledged under the Indenture to secure payment of the Bonds and under no circumstances shall the Bonds be payable from any other revenues, funds, assets or income of the Department.

Section 4.2--Non-Governmental Obligations. That the Bonds shall not be and do not create or constitute in any way an obligation, a debt or a liability of the State of Texas or create or constitute a pledge, giving or lending of the faith or credit or taxing power of the State of Texas. Each Bond shall contain on its face a statement to the effect that the State of Texas is not obligated to pay the principal thereof or interest thereon and that neither the faith or credit nor the taxing power of the State of Texas is pledged, given or loaned to such payment.

Section 4.3--Effective Date. That this Resolution shall be in full force and effect from and upon its adoption.

Section 4.4--Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department’s website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.
PASSED AND APPROVED this 27th day of June, 2005.

By:___________________________________

Elizabeth Anderson, Chair

[SEAL]

Attest:_________________________

Delores Groneck, Secretary
EXHIBIT A

DESCRIPTION OF PROJECT

Section 1. Project and Owner.

Owner: ARDC GPwest, Ltd., a Texas limited partnership

Project: The Project is a 176-unit multifamily facility to be known as Prairie Ranch Apartments and to be located at 4940 S.H. 360, Grand Prairie, Tarrant County, Texas 75052. The Project will include a total of 8 three-story residential apartment buildings with approximately 172,780 net rentable square feet and an approximate average unit size of 1,046 square feet. The unit mix will consist of:

- 48 one-bedroom/one-bath units
- 67 two-bedroom/two-bath units
- 61 three-bedroom/two-bath units
- 176 Total Units

Unit sizes will range from approximately 706 square feet to approximately 1197 square feet.

The Project will include a recreation center with offices, a business center, a fitness room, a community room, a computer room, a laundry room, kitchen facilities, and public restrooms. On-site amenities will include a swimming pool, a children’s play area, playground equipment, and a picnic area. All individual units will have washer/dryer connections.

Section 2. Project Amenities.

Project Amenities shall include:

- Washer/Dryer connections
- Storage room (outside each unit)
- 75% or greater masonry (includes rock, stone, brink, stucco, and cementious board product, excludes efis)
- Playground and equipment
- Covered community porch
- BBQ grills and tables (one each per 50 Units)
- Full perimeter fencing with gated access
- Computers with internet access/Business Facilities
- Games Room or TV Lounge
- Workout Facilities
### Action Item

Request, review, and board determination of one (1) four percent (4%) tax credit application with TDHCA as the Issuer.

### Recommendation

Staff is recommending that the board review and approve the issuance of one (1) four percent (4%) Tax Credit Determination Notice with **TDHCA** as the Issuer for tax exempt bond transaction known as:

<table>
<thead>
<tr>
<th>Development No.</th>
<th>Name</th>
<th>Location</th>
<th>Issuer</th>
<th>Total Units</th>
<th>LI Units</th>
<th>Total Development</th>
<th>Applicant Proposed Tax Exempt Bond Amount</th>
<th>Requested Credit Allocation</th>
<th>Recommended Credit Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>05610</td>
<td>Prairie Ranch Apartments</td>
<td>Grand Prairie</td>
<td>TDHCA</td>
<td>176</td>
<td>176</td>
<td>$17,499,273</td>
<td>$12,811,600</td>
<td>$495,337</td>
<td>$495,337</td>
</tr>
</tbody>
</table>
HOUSING TAX CREDIT PROGRAM
2005 HTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY
Texas Department of Housing and Community Affairs

Development Name: Prairie Ranch Apartments  
TDHCA#: 05610

DEVELOPMENT AND OWNER INFORMATION
Development Location: Grand Prairie  
QCT: N  DDA: N  TTC: N
Development Owner: ARDC Gpwest, Ltd.  
General Partner(s): ARDC Gpranchwest, LLC., 100%, Contact: Hal T. Thorne  
Construction Category: New Construction  
Set-Aside Category: Tax Exempt Bond  
Bond Issuer: TDHCA
Development Type: General

Annual Tax Credit Allocation Calculation
Applicant Request: $495,337  Eligible Basis Amt: $496,321  Equity/Gap Amt.: $710,827
Annual Tax Credit Allocation Recommendation: $495,337
Total Tax Credit Allocation Over Ten Years: $4,953,370

PROPERTY INFORMATION
Unit and Building Information
Total Units: 176  HTC Units: 176  % of HTC Units: 100
Gross Square Footage: 177,580  Net Rentable Square Footage: 172,780
Average Square Footage/Unit: 982
Number of Buildings: 8
Currently Occupied: N

Development Cost
Total Cost: $17,499,273  Total Cost/Net Rentable Sq. Ft.: $101.28

Income and Expenses
Effective Gross Income: $1,551,958  Ttl. Expenses: $731,352  Net Operating Inc.: $820,606
Estimated 1st Year DCR: 1.10

DEVELOPMENT TEAM
Consultant: Not Utilized  
Manager: Alpha-Barnes Real Estate Services
Attorney: Shackleford, Melton & McKinley  
Architect: GNB Architects
Accountant: Novogradac & Company, LLP  
Engineer: Walter Nelson & Associates
Market Analyst: Butler Burgher, Inc.  
Lender: Malone Mortgage Company
Contractor: Northwest Construction Co., Inc.  
Syndicator: Paramount Financial Group, Inc.

PUBLIC COMMENT
From Citizens:

# in Support: 0
# in Opposition: 380
Letters and petitions received from Beacon Hill HOA and Horseshoe Bend HOA.

Reasons for opposition include: overcrowding of local area schools, concentration of

From Legislators or Local Officials:

Sen. Chris Harris, District 9 - NC
Rep. Bill Zedler, District 95 - NC
Mayor Charles England - NC
Jerry McCullough, Deputy Superintendent of Arlington ISD - O
John C. Shackelford - The development is consistent with the Consolidated Plan for the City of Grand Prairie.

1. Gross Income less Vacancy
2. NC - No comment received, O - Opposition, S - Support
apartments in the area, increased crime and air pollution, traffic congestion, decreased property values.

**CONDITION(S) TO COMMITMENT**

1. Per §49.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Development Applications “must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants ("LURA").

2. Receipt, review, and acceptance of a flood hazard mitigation plan to include, at a minimum, consideration and documentation of flood plain reclamation site work costs, building flood insurance and tenant flood insurance costs prior to the initial closing on the property.

3. Board acceptance of a potential mandatory redemption of bonds down to $11,600,000 at conversion to permanent.

4. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit allocation amount may be warranted.

**DEVELOPMENT’S SELECTION BY PROGRAM MANAGER & DIVISION DIRECTOR IS BASED ON:**

- [ ] Score
- [ ] Utilization of Set-Aside
- [ ] Geographic Distrib.
- [X] Tax Exempt Bond
- [ ] Housing Type

Other Comments including discretionary factors (if applicable).

Robbye Meyer, Mgr. of Multifamily Finance Production

Brooke Boston, Dir. of Multifamily Finance Production

**DEVELOPMENT’S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

- [ ] Score
- [ ] Utilization of Set-Aside
- [ ] Geographic Distrib.
- [X] Tax Exempt Bond
- [ ] Housing Type

Other Comments including discretionary factors (if applicable).

Edwina P. Carrington, Executive Director

Chairman of Executive Award and Review Advisory Committee

[ ] TDHCA Board of Director’s Approval and description of discretionary factors (if applicable).

Chairperson Signature: ____________________________

Chairman of the Board: ____________________________
## Estimated Sources & Uses of Funds

### Sources of Funds

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series 2005 Tax-Exempt Bond Proceeds</td>
<td>$12,810,000</td>
</tr>
<tr>
<td>Tax Credit Proceeds</td>
<td>$4,118,672</td>
</tr>
<tr>
<td>Deferred Developer's Fee</td>
<td>$49,017</td>
</tr>
<tr>
<td>Estimated Interest Earning</td>
<td></td>
</tr>
<tr>
<td><strong>Total Sources</strong></td>
<td><strong>$16,977,689</strong></td>
</tr>
</tbody>
</table>

### Uses of Funds

<table>
<thead>
<tr>
<th>Use of Funds</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition and Site Work Costs</td>
<td>$2,393,333</td>
</tr>
<tr>
<td>Direct Hard Construction Costs</td>
<td>$8,056,000</td>
</tr>
<tr>
<td>Other Construction Costs (General Require, Overhead, Profit)</td>
<td>$1,545,840</td>
</tr>
<tr>
<td>Indirect Construction Costs</td>
<td>$540,518</td>
</tr>
<tr>
<td>Developer Fees</td>
<td>$1,845,975</td>
</tr>
<tr>
<td>Direct Bond Related</td>
<td>$294,194</td>
</tr>
<tr>
<td>Bond Purchaser Costs</td>
<td>$1,211,464</td>
</tr>
<tr>
<td>Other Transaction Costs</td>
<td>$806,222</td>
</tr>
<tr>
<td>Real Estate Closing Costs</td>
<td>$284,143</td>
</tr>
<tr>
<td><strong>Total Uses</strong></td>
<td><strong>$16,977,689</strong></td>
</tr>
</tbody>
</table>

## Estimated Costs of Issuance of the Bonds

### Direct Bond Related

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>TDHCA Issuance Fee (.50% of Issuance)</td>
<td>$64,050</td>
</tr>
<tr>
<td>TDHCA Application Fee</td>
<td>$11,000</td>
</tr>
<tr>
<td>TDHCA Bond Compliance Fee ($25 per unit)</td>
<td>$4,400</td>
</tr>
<tr>
<td>Bond Administration Fee (2 years)</td>
<td>$25,620</td>
</tr>
<tr>
<td>TDHCA Bond Counsel and Direct Expenses (Note 1)</td>
<td>$75,000</td>
</tr>
<tr>
<td>TDHCA Financial Advisor and Direct Expenses</td>
<td>$25,000</td>
</tr>
<tr>
<td>Disclosure Counsel ($5k Pub. Offered, $2.5k Priv. Placed. See Note 1)</td>
<td>$5,000</td>
</tr>
<tr>
<td>Borrower's Counsel</td>
<td>$55,000</td>
</tr>
<tr>
<td>Trustee Fee</td>
<td>$9,124</td>
</tr>
<tr>
<td>Trustee's Counsel (Note 1)</td>
<td>$5,500</td>
</tr>
<tr>
<td>Attorney General Transcript Fee ($1,250 per series, max. of 2 series)</td>
<td>$1,250</td>
</tr>
<tr>
<td>Texas Bond Review Board Application Fee</td>
<td>$5,000</td>
</tr>
<tr>
<td>Texas Bond Review Board Issuance Fee (.025% of Reservation)</td>
<td>$3,250</td>
</tr>
<tr>
<td>TEFRA Hearing Publication Expenses</td>
<td>$5,000</td>
</tr>
<tr>
<td><strong>Total Direct Bond Related</strong></td>
<td><strong>$294,194</strong></td>
</tr>
</tbody>
</table>
**Prairie Ranch Apartments**

### Bond Purchase Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newman &amp; Assc (Underwriter) &amp; Counsel</td>
<td>$158,100</td>
</tr>
<tr>
<td>Bond Purchaser Counsel</td>
<td>$2,500</td>
</tr>
<tr>
<td>FHA Lender Fees and Counsel</td>
<td>$990,864</td>
</tr>
<tr>
<td>Organization Legal Fees</td>
<td>$46,000</td>
</tr>
<tr>
<td>Rating Agency and Printing</td>
<td>$14,000</td>
</tr>
<tr>
<td><strong>Total Bond Purchase Costs</strong></td>
<td><strong>$1,211,464</strong></td>
</tr>
</tbody>
</table>

### Other Transaction Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Credit Application and Determination Fees</td>
<td>$107,495</td>
</tr>
<tr>
<td>Negative Arbitrage Deposit</td>
<td>$400,000</td>
</tr>
<tr>
<td>Operating Reserves</td>
<td>$278,727</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$20,000</td>
</tr>
<tr>
<td><strong>Total Other Transaction Costs</strong></td>
<td><strong>$806,222</strong></td>
</tr>
</tbody>
</table>

### Real Estate Closing Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title &amp; Recording (Const.&amp; Perm.)</td>
<td>$97,143</td>
</tr>
<tr>
<td>Property Taxes and Insurance</td>
<td>$187,000</td>
</tr>
<tr>
<td><strong>Total Real Estate Costs</strong></td>
<td><strong>$284,143</strong></td>
</tr>
</tbody>
</table>

### Estimated Total Costs of Issuance

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Real Estate Costs</strong></td>
<td><strong>$2,596,023</strong></td>
</tr>
</tbody>
</table>

Costs of issuance of up to two percent (2%) of the principal amount of the Bonds may be paid from Bond proceeds. Costs of issuance in excess of such two percent must be paid by an equity contribution of the Borrower.

Note 1: These estimates do not include direct, out-of-pocket expenses (i.e. travel). Actual Bond Counsel and Disclosure Counsel are based on an hourly rate and the above estimate does not include on-going administrative fees.
DEVELOPMENT NAME

Prairie Ranch Apartments

APPLICANT

Name: ARDC GPwest, Ltd.  Type: For-profit
Address: P.O. Box 530591  City: Grand Prairie  State: TX
Zip: 75053  Contact: Will Thorne  Phone: (972) 262-608  Fax: (972) 263-5220

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

<table>
<thead>
<tr>
<th>Name</th>
<th>(%)</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>ARCD GP ranchwest, LLC</td>
<td>0.01</td>
<td>Managing General Partner</td>
</tr>
<tr>
<td>One Prime, L.P.</td>
<td>N/A</td>
<td>Developer</td>
</tr>
<tr>
<td>Hal Thorne</td>
<td>N/A</td>
<td>100% owner of MGP &amp; Developer</td>
</tr>
<tr>
<td>Aubra Franklin</td>
<td>0.01</td>
<td>Special Limited Partner</td>
</tr>
</tbody>
</table>

PROPERTY LOCATION

Location: Northeast corner of intersection of State Highway 360 & Equestrian Lane  City: Grand Prairie  County: Tarrant  Zip: 75052

REQUEST

<table>
<thead>
<tr>
<th>Amount</th>
<th>Interest Rate</th>
<th>Amortization</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>$13,000,000</td>
<td>5.3%</td>
<td>40 yrs</td>
<td>40 yrs</td>
</tr>
<tr>
<td>$495,337</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Other Requested Terms:
1) Tax-exempt private activity mortgage revenue bonds
2) Annual ten-year allocation of housing tax credits

Proposed Use of Funds: New construction  Property Type: Multifamily

Special Purpose(s): General population

RECOMMENDATION

RECOMMEND APPROVAL OF ISSUANCE OF UP TO $13,000,000 IN TAX-EXEMPT MORTGAGE REVENUE BONDS, WITH A FIXED INTEREST RATE OF 5.8%, REPAYMENT TERM OF 40 YEARS, AND A 40-YEAR AMORTIZATION PERIOD, SUBJECT TO CONDITIONS.

RECOMMEND APPROVAL OF A HOUSING TAX CREDIT ALLOCATION NOT TO EXCEED $495,337 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of a flood hazard mitigation plan to include, at a minimum,
consideration and documentation of flood plain reclamation site work costs, building flood insurance and tenant flood insurance costs prior to the initial closing on the property;
2. Board acceptance of a potential mandatory redemption of bonds down to $11,600,000 at conversion to permanent; and
3. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit allocation amount may be warranted.

REVIEW of PREVIOUS UNDERWRITING REPORTS

- Another application for a development to be named Prairie Ranch Apartments was submitted and partially underwritten earlier in the 2004 4% HTC cycle as application #04414, but was withdrawn by the applicant due to community opposition. The earlier application used a different but nearby site and was to be comprised of 202 units. The developer has changed; however, Aubra Franklin was the sole member of the previous managing general partner and is a special limited partner in the current applicant.

- The subject development (on the subject site) was submitted and underwritten later in the 2004 4% HTC cycle as #04468 and was recommended for an HTC allocation not to exceed $495,337 annually for ten years, subject to the following conditions:
  1. Receipt, review, and acceptance of an updated title commitment showing clear title prior to the initial closing on the property;
  2. Receipt, review, and acceptance of a third party detailed cost breakdown for all off-site costs, including costs per unit of materials and numbers of units required certified by an architect or engineer familiar with the off-site costs of this proposed development; and
  3. Receipt, review, and acceptance of a flood hazard mitigation plan to include, at a minimum, consideration and documentation of flood plain reclamation site work costs, building flood insurance and tenant flood insurance costs prior to the initial closing on the property.

The development was approved for tax credits by the TDHCA Board, but did not proceed due to lack of support by the local bond issuer (Tarrant County Housing Finance Corporation).

DEVELOPMENT SPECIFICATIONS

<table>
<thead>
<tr>
<th>IMPROVEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Units: 176</td>
</tr>
<tr>
<td># Rental Buildings: 8</td>
</tr>
<tr>
<td># Non-Res. Buildings: 1</td>
</tr>
<tr>
<td># of Floors: 3</td>
</tr>
<tr>
<td>Age: 0 yrs</td>
</tr>
<tr>
<td>Vacant: N/A</td>
</tr>
</tbody>
</table>

| Net Rentable SF: 172,780 |
| Av Un SF: 982 |
| Common Area SF: 4,800 |
| Gross Bldg SF: 177,580 |

STRUCTURAL MATERIALS

The structures will be wood frame on post-tensioned concrete slabs on grade. According to the plans provided in the application the exterior will be comprised as follows: 90% cement fiber siding & 10% masonry veneer. The interior wall surfaces will be drywall and the pitched roofs will be finished with composite shingles.

APPLIANCES AND INTERIOR FEATURES

The interior flooring will be a combination of carpeting & vinyl. Each unit will include: range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters, & central heating & air conditioning.

ON-SITE AMENITIES

A 4,800-square foot community building will include activity rooms, management offices, fitness & laundry facilities, a kitchen, restrooms, a computer/business center, & a child development area. The community building & swimming pool are located at the entrance to the property. A mail kiosk & an equipped playground are located near the center of the property. In addition, perimeter fencing with limited access gates is planned for the site.

Description: Prairie Ranch Apartments is a 13.8 units per acre new construction development of 176 units of affordable housing located in southwest Grand Prairie. The development was originally comprised of 202 units but was downsized to 176 units in October 2004 due to city restrictions. The development is comprised of eight evenly distributed, medium and large, three-story, garden style, walk-up residential buildings as follows:

- One Building Type I with ten two-bedroom/two-bath units;
- Two Building Type II with one one-bedroom/one-bath unit, five two-bedroom/two-bath units, and 16 three-bedroom/two-bath units;
- Two Building Type III with 14 one-bedroom/one-bath units, six two-bedroom/two-bath units, and six three-bedroom/two-bath units;
- One Building Type IV with four one-bedroom/one-bath units, 16 two-bedroom/two-bath units, and six three-bedroom/two-bath units;
- One Building Type V with two one-bedroom/one-bath units, 14 two-bedroom/two-bath units, and six three-bedroom/two-bath units; and
- One Building Type VI with 12 one-bedroom/one-bath units, four two-bedroom/two-bath units, and six three-bedroom/two-bath units.

Architectural Review: The building and unit plans are of good design, sufficient size, and appear to provide acceptable access and storage. The development is to incorporate 106 built-in garages and 124 detached carports.

SITE ISSUES

<table>
<thead>
<tr>
<th>Size: 12.779 acres</th>
<th>556,653 square feet</th>
<th>Zoning/Permitted Uses: MF, Multifamily &amp; GR, General Retail (conforming use)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood Zone Designation: Zones A &amp; X</td>
<td>Status of Off-Sites: Partially improved</td>
<td></td>
</tr>
</tbody>
</table>

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: Grand Prairie is located in north central Texas, between Dallas and Fort Worth in both Dallas and Tarrant counties. The site is an irregularly-shaped parcel located in the southwestern area of the city (in Tarrant County), approximately eight miles from the central business district. The site is situated on the east side of State Highway 360 North, the west side of Magna Carta Boulevard, and the north side of Equestrian Lane.

Adjacent Land Uses:
- North: a creek immediately adjacent and single-family residential beyond;
- South: Equestrian Lane immediately adjacent and vacant land beyond;
- East: Magna Carta Boulevard immediately adjacent and single-family residential beyond; and
- West: State Highway 360 North immediately adjacent and single-family residential beyond;

Site Access: Access to the property is from the east or west along Equestrian Lane or the north or south from State Highway 360 North and Magna Carta Boulevard. The development is to have a main entry from SH 360 and a secondary entry from Equestrian Lane. SH 360 provides direct access to Interstate Highway 20 two miles north, which provides connections to all other major roads serving the Metroplex area.

Public Transportation: Public transportation is not currently available in the area.

Shopping & Services: The site is within three miles of two grocery/pharmacies, and a variety of other retail establishments and restaurants as well as schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

Special Adverse Site Characteristics: The following issues have been identified as potentially bearing on the viability of the site for the proposed development:
TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS

- **Floodplain:** A small portion of the site along the northern boundary is shown on the survey to lie within the 100-year floodplain, although it appears that no improvements are planned for this area.

- **Environmental Hazard:** See discussion of noise in the following section.

**Site Inspection Findings:** TDHCA staff performed a site inspection on September 2, 2004 and found the location to be acceptable for the proposed development. The inspector noted the site is adjacent to new and nice single-family housing.

**Highlights of Soils & Hazardous Materials Report(s):**
A Phase I Environmental Site Assessment report dated October 7, 2004 was prepared by QORE, Inc. and contained the following findings and recommendations: “This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property, and the potential for environmental impact appears to be low. No further investigation is recommended at this time.” (p. 20)

**Noise:** The Applicant also submitted a HUD Form 4128 report dated October 7, 2004, also performed by QORE, Inc. The report concluded that the project is “recommended for approval” but that the automobile traffic noise level is at a “normally unacceptable” level of 65.7 decibels (db) (the HUD exterior noise limit is 65 db). The report stated that the site would be “acceptable with noise attenuation”. In response to the Underwriter’s query regarding anticipated noise mitigation measures the Applicant submitted a letter from the development team architect, Gonzalez Newell Bender, Inc., stating the following: “To the best of my knowledge, information, and belief all exterior wall systems shall meet or exceed a Sound Transmission Class (STC) of 45 db”.

**Populations Targeted**

**Income Set-Aside:** The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside, although as a Priority 1 private activity bond lottery development the Applicant has elected the 100% at 60% option.

<table>
<thead>
<tr>
<th></th>
<th>1 Person</th>
<th>2 Persons</th>
<th>3 Persons</th>
<th>4 Persons</th>
<th>5 Persons</th>
<th>6 Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>60% of AMI</strong></td>
<td>$26,340</td>
<td>$30,120</td>
<td>$33,840</td>
<td>$37,620</td>
<td>$40,620</td>
<td>$43,620</td>
</tr>
</tbody>
</table>

**Market Highlights**
A market feasibility study dated April 25, 2005 was prepared by Butler Burgher, Inc. (“Market Analyst”) and highlighted the following findings:

**Definition of Primary Market Area (PMA):** “The subject’s primary market area was determined to be that area bounded by US 287 and FM 157 to the west, SH 303 (Pioneer Parkway) to the north, SH 360, Lake Ridge Parkway, East Camp Wisdom Road, and FM 1382 to the east, and US 287 and Cannon Road to the south” (p. 2). This area encompasses approximately 44.6 square miles and is equivalent to a circle with a radius of 3.8 miles.

**Population:** The estimated 2005 population of the PMA was 123,459 and is expected to increase by 17.2% to approximately 144,733 by 2010. Within the primary market area there were estimated to be 40,354 households in 2004. This PMA population exceeds the 2005 TDHCA maximum PMA population guideline of 100,000 persons; as justification the Market Analyst stated “…the PMA is considered reasonable as the boundaries represent primary north/south and east/west thoroughfares, as well as Joe Pool Lake, which is a natural boundary.” (6/16 revision, p. 70)

**Total Primary Market Demand for Rental Units:** The Market Analyst calculated a total demand of 2,012 qualified households in the PMA, based on the current estimate of 40,354 households, the projected annual household growth rate of 3.3%, income-qualified households estimated at 17.04%, and an annual renter turnover rate of 70.3% (p. 67). The Market Analyst used an income band of $21,150 to $39,120. The Analyst indicated that renter households comprised 27.7% of the population within the PMA, but 39% of the City of Grand Prairie and 39.2% of the Fort Worth-Arlington MSA, and therefore used a renter percentage of
38% “…in line with the City of Grand Prairie and the MSA…” (p. 67). The Underwriter utilized the PMA renter percentage in calculating the following demand estimate.

![ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY](image)

<table>
<thead>
<tr>
<th>Type of Demand</th>
<th>Market Analyst</th>
<th>Underwriter</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Units of Demand</td>
<td>% of Total Demand</td>
</tr>
<tr>
<td>Household Growth</td>
<td>175 (2 yrs)</td>
<td>9%</td>
</tr>
<tr>
<td>Resident Turnover</td>
<td>1,836</td>
<td>91%</td>
</tr>
<tr>
<td>Other Sources:</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL DEMAND</strong></td>
<td><strong>2,012</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Ref: p. 70

**Inclusive Capture Rate:** The Market Analyst calculated an inclusive capture rate of 22.7% based upon 2,012 units of demand and 456 unstabilized affordable housing in the PMA (the subject plus the 280 units of Mayfield Park Apartments (#2003-072/03424, fka Arlington Villas and Hampton Villas)) (p. 67). The Underwriter calculated an inclusive capture rate of 20.6% based upon a higher demand estimate of 2,215 households.

**Local Housing Authority Waiting List Information:** “The City of Grand Prairie Housing Authority offers 2,241 Section 8 vouchers to qualified residents of the City of Grand Prairie. New additions to the voucher waiting list are being accepted; however, the number on the waiting list is 1,870 and the waiting period is approximately 6 to 18 months due to the lack of available units.” (p. 64)

**Market Rent Comparables:** The Market Analyst surveyed five comparable market rate apartment properties totaling 1,426 units in the market area as well as five HTC properties totaling 1,273 units.

![RENT ANALYSIS (net tenant-paid rents)](image)

<table>
<thead>
<tr>
<th>Unit Type (% AMI)</th>
<th>Proposed</th>
<th>Program Max</th>
<th>Differential</th>
<th>Est. Market</th>
<th>Differential</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Bedroom (60%)</td>
<td>$639</td>
<td>$638</td>
<td>+$1</td>
<td>$660-$665</td>
<td>-$21-$26</td>
</tr>
<tr>
<td>2-Bedroom (60%)</td>
<td>$768</td>
<td>$768</td>
<td>$0</td>
<td>$860-$870</td>
<td>-$92-$102</td>
</tr>
<tr>
<td>3-Bedroom (60%)</td>
<td>$889</td>
<td>$890</td>
<td>-$1</td>
<td>$1,050-$1,060</td>
<td>-$161-$171</td>
</tr>
</tbody>
</table>

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent = $500, program max = $600, differential = - $100)

**Primary Market Occupancy Rates:**
- “M/PF reflects 88.9% occupancy for 12,132 units in 4th quarter 2004 in Grand Prairie” (p. 73)
- “Gross occupancy has fluctuated over the last two years from a high of 92.4% in December 2002 to a low of 88.9% in December 2004. The occupancy rate is slightly lower than one year ago. Occupancy is forecast by M/PF Research, Inc. to increase slightly to 89.7% through 4th quarter 2005.” (p. 64)

**Absorption Projections:** “An increasing absorption rate of 15 to 20 units/month is reasonable for the subject considering the desirability of the units, the demand in the market, and the competition level with older product and new housing. Demand is expected to exceed the new supply in the future and the residents will demand proximity to employment and transportation linkages, such as provided by the subject property. Based on the absorption assumptions, the subject community should achieve stabilization by May 2006.” (p. 72)

**Known Planned Development:** “One new LIHTC property, Mayfield Villas (280 units), is currently under construction within the PMA. It will target low-to-medium income families” (6/16 revision, p. 2).

**Effect on Existing Housing Stock:** “The addition of the subject units is not expected to significantly impact the overall vacancy rate of the submarket since the subject is expected to quickly lease up to stabilization
with occupancy in the low 90%.” (p. 83)

**Other Relevant Information:** During the analysis of the previous application the Underwriter was informed by the developer of the Cedar Point Apartments (#01148, approximately seven miles southwest of the subject and just outside of the PMA in south Arlington) that lease-up has been slow, current occupancy is 83%, “Difficult to rent units types are four-bedroom and three-bedroom 60%”, and concessions are currently being offered (KRR Construction, Inc. letter dated 11/22/2004).

**Market Study Analysis/Conclusions:** The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

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**OPERATING PROFORMA ANALYSIS**

**Income:** The Applicant’s rent projections are the maximum rents allowed under HTC program guidelines, and are achievable according to the Market Analyst. The Applicant overstated the one-bedroom net rents by $1 and understated the three-bedroom rents by $1, resulting in a $156 net understatement of potential gross rent. The Applicant used a secondary income estimate of $62.20/unit/month which includes garage and carport rental fees of $50 and $20, respectively. As substantiation for their estimate the Applicant previously offered the Market Analyst’s observation that “…these rental rates are supported by the [market rate] comparables…” (p. 90); however, the Underwriter has not included this income because the Applicant has not provided at least one free parking space per unit and will therefore not be able to rent as many carports and garages as anticipated. The Underwriter’s secondary income estimate of $19.58 is also in line with the Fort Worth-area average. Estimates of vacancy and collection losses are in line with TDHCA underwriting guidelines. As a result of the different secondary income estimates the Applicant’s effective gross income estimate is $83,114 or 5.4% greater than the Underwriter’s estimate.

**Expenses:** The Applicant’s total expense estimate of $3,924 per unit is 5.6% lower than the Underwriter’s database-derived estimate of $4,155 per unit for comparably-sized developments in this area. The Applicant’s budget shows several line item estimates that deviate significantly when compared to the database averages, particularly general and administrative ($11.7K lower) and repairs and maintenance ($11.3K higher). The Applicant used the TDHCA new construction guideline of $200/unit for replacement reserves; the Underwriter used $260/unit as required by the HUD Commitment for Insurance of Advances. The Underwriter also used the 2005 TDHCA compliance fees of $40/unit, while the Applicant used the previous fee of $25.

**Conclusion:** The Applicant’s estimated income and total estimated operating expense are inconsistent with the Underwriter’s expectations and the Applicant’s net operating income (NOI) estimate is not within 5% of the Underwriter’s estimate. Therefore, the Underwriter’s NOI will be used to evaluate debt service capacity. Due primarily to the difference in secondary income projections, the Underwriter’s estimated debt coverage ratio (DCR) of 1.0 is significantly less than the program minimum standard of 1.10. Therefore, the maximum debt service for this development may be limited to $746,580 by a reduction of the loan amount and/or a reduction in the interest rate and/or an extension of the term. The Underwriter has completed this analysis assuming a likely redemption of a portion of the bond amount resulting in a final anticipated bond amount of $11.6M.

---

**ACQUISITION VALUATION INFORMATION**

<table>
<thead>
<tr>
<th>Assessed Value</th>
<th>Land: 11.62 acres</th>
<th>$273,070</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building:</td>
<td>N/A</td>
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<tr>
<td>Total Assessed Value:</td>
<td>$273,070</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Assessment for the Year of:</th>
<th>2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valuation by:</td>
<td>Tarrant Appraisal District</td>
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<tr>
<td>Tax Rate:</td>
<td>3.072275</td>
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</table>
EVIDENCE of SITE or PROPERTY CONTROL

<table>
<thead>
<tr>
<th>Type of Site Control:</th>
<th>Commercial contract of sale</th>
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</thead>
<tbody>
<tr>
<td>Contract Expiration Date:</td>
<td>7/ 20/ 2005</td>
</tr>
<tr>
<td>Anticipated Closing Date:</td>
<td>7/ 20/ 2005</td>
</tr>
<tr>
<td>Acquisition Cost:</td>
<td>$1,153,333</td>
</tr>
<tr>
<td>Other Terms/Conditions:</td>
<td>$10,000 earnest money</td>
</tr>
<tr>
<td>Seller:</td>
<td>Wells Fargo Trustee for Dale Hill IRA &amp; Katherine Hill</td>
</tr>
<tr>
<td>Related to Development Team Member:</td>
<td>No</td>
</tr>
</tbody>
</table>

CONSTRUCTION COST ESTIMATE EVALUATION

**Acquisition Value:** The site cost of $1,153,000 ($2.07/SF, $90,252/acre, or $6,553/unit), although almost four times the tax assessed value, is assumed to be reasonable since the acquisition is an arm’s-length transaction.

**Off-site Costs:** The Applicant claimed off-site costs of $55K for a roadway deceleration lane and a 12-inch water line and provided sufficient third party engineering cost certification to justify these costs.

**Sitework Cost:** The Applicant’s claimed sitework costs of $5,841 per unit are within current Department guideline. Therefore, further third party substantiation is not required.

**Direct Construction Cost:** The Applicant’s direct construction cost estimate is $908K or 11% lower than the Underwriter’s Marshall & Swift Residential Cost Handbook-derived estimate after all of the Applicant’s additional justifications were considered. This would suggest that the Applicant’s direct construction costs are understated.

**Fees:** The Applicant’s contractor general requirements, contractor general and administrative fees, and contractor profit exceed the 6%, 2%, and 6% maximums allowed by HTC guidelines by $128,046 based on their own construction costs. Consequently the Applicant’s eligible fees in these areas have been reduced by the same amount with the overage effectively moved to ineligible costs. The Applicant’s developer fees also exceed 15% of the Applicant’s adjusted eligible basis by $4,056 and therefore the eligible portion of the Applicant’s developer fee must be reduced by the same amount.

**Conclusion:** The Applicant’s total development cost estimate is within 5% of the Underwriter’s verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant’s projected costs to a reasonable margin, the Applicant’s total cost breakdown, as adjusted by the Underwriter, is used to calculate eligible basis and estimate the HTC allocation. As a result, an eligible basis of $14,020,376 is used to determine a credit allocation of $496,321 from this method. The resulting syndication proceeds will be used to compare to the Applicant’s request and to the gap of need using the Applicant’s costs to determine the recommended credit amount.

FINANCING STRUCTURE

INTERIM TO PERMANENT BOND FINANCING

<table>
<thead>
<tr>
<th>Source:</th>
<th>Malone Mortgage Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact:</td>
<td>Jeff Rogers</td>
</tr>
<tr>
<td>Tax-Exempt Amount:</td>
<td>$12,811,600</td>
</tr>
<tr>
<td>Interest Rate:</td>
<td>Estimated &amp; underwritten at 5.8% (note rate of 5.3% + 0.5% MIP)</td>
</tr>
</tbody>
</table>

| Additional Information: |
| Amortization: | 40 yrs |
| Term: | 40 yrs |
| Commitment: | ☑ LOI ☑ Firm ☑ Conditional |
| Annual Payment: | $824,553 |
| Lien Priority: | 1st |
| Commitment Date: | 10/ 29/ 2004 |

TAX CREDIT SYNDICATION

<table>
<thead>
<tr>
<th>Source:</th>
<th>Paramount Financial Group, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact:</td>
<td>Dale Cook</td>
</tr>
<tr>
<td>Net Proceeds:</td>
<td>$4,118,672</td>
</tr>
<tr>
<td>Net Syndication Rate (per $1.00 of 10-yr HTC):</td>
<td>83¢</td>
</tr>
<tr>
<td>Commitment</td>
<td>☑ LOI ☑ Firm ☑ Conditional Date:</td>
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</table>

| Additional Information: |
APPLICANT EQUITY

<table>
<thead>
<tr>
<th>Amount</th>
<th>Source</th>
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</thead>
<tbody>
<tr>
<td>$569,102</td>
<td>Deferred developer fee</td>
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</tbody>
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FINANCING STRUCTURE ANALYSIS

**Interim to Permanent Bond Financing:** The tax-exempt bonds are to be issued by the TDHCA and financed by Malone Mortgage Company. The permanent financing commitment is consistent with the terms reflected in the sources and uses of funds listed in the application. A HUD Section 221(d)(4) insurance commitment was also provided but in the lower amount of $12,613,400 and indicating a construction interest rate of 5.35% and a permanent note rate of 5.1%.

**HTC Syndication:** The tax credit syndication commitment is consistent with the terms reflected in the sources and uses of funds listed in the application.

**Deferred Developer’s Fees:** The Applicant’s proposed deferred of developer’s fees of $569,102 amount o approximately 31% of the total fees.

**Financing Conclusions:** Based on the Applicant’s adjusted estimate of eligible basis and the April 2005 underwriting applicable percentage of 3.54%, the HTC allocation would not exceed $496,321 annually. However, the Applicant’s lesser request of $495,337 will instead be used to determine the recommended allocation, resulting in syndication proceeds of approximately $4,110,886. Based on the underwriting analysis and the lower anticipated permanent debt amount of $11,600,000, $1,788,387 of the Applicant’s developer fee may ultimately require deferral, which represents approximately 98% of the eligible fee and which should be repayable from cash flow within ten years. Should actual performance of the property be better at stabilization and/or a lower interest rate be achieved on the bonds, the full amount of the issued bonds may be maintained.

DEVELOPMENT TEAM

**IDENTITIES of INTEREST**

The Applicant and Developer are related entities. These are common relationships for HTC-funded developments.

**APPLICANT’S/PRINCIPALS’ FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE**

**Financial Highlights:**
- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- Mr. Hal Thorne, the sole member of the General Partner, submitted an unaudited financial statement as of February 28, 2005 and is anticipated to be guarantor of the development.

**SUMMARY OF SALIENT RISKS AND ISSUES**

- The Applicant’s estimated income, operating expenses, and operating proforma are more than 5% outside of the Underwriter’s verifiable ranges.
- Significant environmental/locational risks exist regarding flooding potential and roadway noise.
- The significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

Underwriter:  
Jim Anderson    Date: June 16, 2005

Director of Real Estate Analysis:  
Tom Gouris    Date: June 16, 2005
## MULTIFAMILY COMPARATIVE ANALYSIS

### Prairie Ranch Apartments, Grand Prairie, MFB #2005-031/4% HTC #05610

| Type of Unit | Number | Bedrooms | No. of Bath | Size in SF | Gross Rent Cost | Net Rent per Unit | Rent per Month | Rent per SF | TC 60% | 12 | 1 | 1 | 706 | $705 | $638 | $7,656 | $0.90 | $67.00 | $30.00 |
|--------------|--------|----------|-------------|------------|----------------|------------------|---------------|------------|--------|------|---|---|---|----|-----|------|---------|------|------|------|
| TC 60%       | 12     | 1        | 1           | 706        | $705          | $638             | $7,656        | $0.90      | $67.00 | $30.00 |
| TC 60%       | 6      | 1        | 1           | 712        | $705          | $638             | $7,656        | $0.90      | $67.00 | $30.00 |
| TC 60%       | 12     | 1        | 1           | 716        | $705          | $638             | $7,656        | $0.90      | $67.00 | $30.00 |
| TC 60%       | 18     | 1        | 1           | 720        | $705          | $638             | $7,656        | $0.90      | $67.00 | $30.00 |
| TC 60%       | 6      | 2        | 2           | 980        | $846          | $768             | $6,608        | $0.78      | $78.00 | $40.00 |
| TC 60%       | 20     | 2        | 2           | 981        | $846          | $768             | $6,608        | $0.78      | $78.00 | $40.00 |
| TC 60%       | 6      | 2        | 2           | 985        | $846          | $768             | $6,608        | $0.78      | $78.00 | $40.00 |
| TC 60%       | 30     | 2        | 2           | 997        | $846          | $768             | $6,608        | $0.78      | $78.00 | $40.00 |
| TC 60%       | 4      | 2        | 2           | 1,012      | $846          | $768             | $6,608        | $0.78      | $78.00 | $40.00 |
| TC 60%       | 6      | 2        | 2           | 1,178      | $846          | $768             | $6,608        | $0.78      | $78.00 | $40.00 |
| TC 60%       | 12     | 3        | 2           | 1,178      | $978          | $890             | $10,680       | $0.74      | $88.00 | $40.00 |
| TC 60%       | 8      | 3        | 2           | 1,178      | $978          | $890             | $10,680       | $0.74      | $88.00 | $40.00 |
| TC 60%       | 1      | 2        | 2           | 1,178      | $978          | $890             | $10,680       | $0.74      | $88.00 | $40.00 |

**TOTAL:** 176  
**AVERAGE:** 982  

### INCOME

**Total Rentable Sq Ft:** 172,780  
**TDHCA APPLICANT:** Comptroller's Region 3  
**POTENTIAL GROSS RENT:** $1,636,440 ($1,636,284)  
**IREM Region Fort Worth:**  
**Secondary Income Per Unit Per Month:** $19.58  
**41,353 131,364**  
**$62.20 Per Unit Per Month:**  
**Other Support Income:**  
**POTENTIAL GROSS INCOME:** $1,677,793 ($1,767,648)  
**Vacancy & Collection Loss % of Potential Gross Income:** -7.50% (125,834) (132,576) -7.50% of Potential Gross Rent  
**Employee or Other Non-Rental Units or Concessions:**  
**EFFECTIVE GROSS INCOME:** $1,551,958 ($1,635,072)  

### EXPENSES

<table>
<thead>
<tr>
<th>Description</th>
<th>% of EGI</th>
<th>PER UNIT</th>
<th>PER SQ FT</th>
<th>PER UNIT</th>
<th>% of EGI</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative</td>
<td>3.96%</td>
<td>$349</td>
<td>0.36</td>
<td>$61,413</td>
<td>0.29</td>
</tr>
<tr>
<td>Management</td>
<td>4.08%</td>
<td>359</td>
<td>0.37</td>
<td>63,248</td>
<td>0.38</td>
</tr>
<tr>
<td>Payroll &amp; Payroll Tax</td>
<td>9.92%</td>
<td>875</td>
<td>0.89</td>
<td>154,000</td>
<td>0.76</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>2.67%</td>
<td>235</td>
<td>0.24</td>
<td>41,430</td>
<td>0.19</td>
</tr>
<tr>
<td>Utilities</td>
<td>2.78%</td>
<td>245</td>
<td>0.25</td>
<td>43,195</td>
<td>0.21</td>
</tr>
<tr>
<td>Water, Sewer, &amp; Trash</td>
<td>4.55%</td>
<td>402</td>
<td>0.41</td>
<td>70,680</td>
<td>0.39</td>
</tr>
<tr>
<td>Property Insurance</td>
<td>2.78%</td>
<td>5,841</td>
<td>5.95</td>
<td>1,028,061</td>
<td>0.57</td>
</tr>
<tr>
<td>Property Tax</td>
<td>0.00%</td>
<td>0</td>
<td>0.00</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>2.95%</td>
<td>490</td>
<td>0.51</td>
<td>89,000</td>
<td>0.47</td>
</tr>
<tr>
<td>Other: spt svcs, compliance fees</td>
<td>1.26%</td>
<td>111</td>
<td>0.11</td>
<td>19,540</td>
<td>0.10</td>
</tr>
<tr>
<td>TOTAL EXPENSES</td>
<td>47.12%</td>
<td>$4,155</td>
<td>$4.23</td>
<td>$731,352</td>
<td>$4.00</td>
</tr>
</tbody>
</table>

### NET OPERATING INC

- **% OF EGI:** 52.88%
- **PER UNIT:** $4,663
- **PER SQ FT:** $4.75
- **PER SQ FT:** $820,606
- **PER UNIT:** $5,476
- **% OF TOTAL:** 57.76%

### DEBT SERVICE

- **First Lien Mortgage (Malone):** 53.13% $4,685  
- **Property Tax:** 10.43%  
- **Vacancy & Collection Loss:** -7.50%  
- **Reserves:** 2.77%
- **TOTAL COST:** 100.00% $104,521

### CONSTRUCTION COST

- **Acquisition Cost:** 6.27% $6,553  
- **Sitework:** 5.59%
- **Direct Construction:** 44.69%
- **Contingency:** 1.14%
- **General Req'ts:** 6.00%
- **Contractor's G & A:** 2.00%
- **Contractor's Profit:** 5.88%
- **Indirect Construction:** 3.08%
- **Ineligible Costs:** 8.85%
- **Developer's G & A:** 1.89%
- **Developer's Profit:** 11.98%
- **Interim Financing:** 10.93%
- **Reserves:** 2.77%
- **TOTAL COST:** 100.00% $18,395,641

### SOURCES OF FUNDS

- **First Lien Mortgage (Malone):** 69.64% $72,793
- **Deferred Developer Fees:** 3.09%
- **TOTAL SOURCES:** 100.00% $18,395,641

### RECOMMENDED DEBT COVERAGE RATIO

- **1.10**

### 15-Yr Cumulative Cash Flow

- **$3,016,035**
- **98%**

### Developer Fee Available

- **$1,828,745**
- **% of Dev. Fee Deferred:** 15.8%

### Recap-Hard Construction Costs

- **$37.76%**
- **$680,450**
- **$61.58%**
- **$10,639,114**
- **$7,942,746**
- **$55.39**
- **$53,397**
- **55.62%**

### RECOMMENDED

- **$31,016,035**
## DIRECT CONSTRUCTION COST ESTIMATE

**Residential Cost Handbook**

**Averge Quality Multiple Residence Basis**

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>FACTOR</th>
<th>UNITS/SQ FT</th>
<th>PER SF</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Cost</td>
<td></td>
<td></td>
<td>$43.52</td>
<td>$7,519,116</td>
</tr>
<tr>
<td>Adjustments</td>
<td>Exterior Wall Finish</td>
<td>7.20%</td>
<td>$3.13</td>
<td>$541,376</td>
</tr>
<tr>
<td></td>
<td>Dairy/9-Ft. Ceilings</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>Roofing</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>Subfloor</td>
<td>(0.66%)</td>
<td>(116,914)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor Cover</td>
<td>2.00</td>
<td>345,560</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Porches/Balconies</td>
<td>16.91</td>
<td>44,131</td>
<td>4,32</td>
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<tr>
<td></td>
<td>Plumbing</td>
<td>$605</td>
<td>44,131</td>
<td>1.57</td>
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<tr>
<td></td>
<td>Stains/Fireplaces</td>
<td>$1,475</td>
<td>52</td>
<td>0.44</td>
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<tr>
<td></td>
<td>Enclosed Corridors</td>
<td>$33.60</td>
<td>0.00</td>
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</tr>
<tr>
<td></td>
<td>Heating/Cooling</td>
<td>$200</td>
<td>1,53</td>
<td>1,06,184</td>
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<td></td>
<td>Garages</td>
<td>$11.74</td>
<td>21,200</td>
<td>1.44</td>
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<tr>
<td></td>
<td>Comm &amp;/or Aux Bldgs</td>
<td>$60.17</td>
<td>4,800</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Additional</td>
<td></td>
<td></td>
<td>$4,118,672</td>
</tr>
<tr>
<td></td>
<td>Plans, specs, survy, bld pr</td>
<td>3.90%</td>
<td>($2.41)</td>
<td>($416,436)</td>
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<tr>
<td></td>
<td>Interr Construction Interes</td>
<td>3.38%</td>
<td>(2.09)</td>
<td>(360,377)</td>
</tr>
<tr>
<td></td>
<td>Contractor's OH &amp; Profit</td>
<td>11.50%</td>
<td>(7.11)</td>
<td>(1,227,953)</td>
</tr>
</tbody>
</table>

**TOTAL DIRECT CONSTRUCTION COSTS**

$61.80 $10,677,849

**Current Cost Multiplier**

1.11 6.80 1,174,563

**Local Multiplier**

0.89 (6.80) (1,174,563)

**TOTAL DIRECT CONSTRUCTION COSTS**

$50.20 $8,673,083

### RECOMMENDED FINANCING STRUCTURE:

#### PRIMARY DEBT SERVICE

$746,580

#### SECONDARY DEBT SERVICE

$0

#### ADDITIONAL DEBT SERVICE

$0

#### NET CASH FLOW

$74,026

### OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

**INCOME at 3.00%**

- **POTENTIAL GROSS RENT**
  - $1,636,440
  - $1,685,533
  - $1,736,099
  - $1,788,182
  - $1,841,828
  - $2,135,183
  - $2,475,262
  - $2,869,507
  - $3,856,378

- **Secondary Income**
  - $41,353
  - $42,594
  - $43,871
  - $45,187
  - $46,543
  - $53,956
  - $62,550
  - $72,513
  - $97,451

- **Other Support Income**
  - $0

**EFFECTIVE GROSS INCOME**

$1,551,958

**EXPENSES at 4.00%**

- **General & Administrative**
  - $61,413
  - $63,869
  - $66,424
  - $69,081
  - $71,844
  - $87,409

- **Payroll & Payroll Tax**
  - $154,000
  - $160,160
  - $166,566
  - $173,229
  - $180,158
  - $219,190

**RESERVE FOR REPLACEMENTS**

$45,730

**OTHER**

$19,540

**TOTAL EXPENSES**

$751,352

**NET OPERATING INCOME**

$802,606

**DEBT SERVICE**

- **First Lien Financing**
  - $746,580
  - $746,580
  - $746,580
  - $746,580
  - $746,580
  - $746,580
  - $746,580
  - $746,580

**NET CASH FLOW**

$74,026

**DEBT COVERAGE RATIO**

1.10 1.12 1.15 1.17 1.20 1.33 1.47 1.61 1.91
<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>APPLICANT'S TDHCA REHAB/NEW ELIGIBLE BASIS</th>
<th>APPLICANT'S TDHCA REHAB/NEW ELIGIBLE BASIS</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Acquisition Cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purchase of land</td>
<td>$1,153,333</td>
<td>$1,153,333</td>
</tr>
<tr>
<td>Purchase of buildings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(2) Rehabilitation/New Construction Cost</td>
<td>$1,028,061 $1,028,061</td>
<td>$1,028,061 $1,028,061</td>
</tr>
<tr>
<td>On-site work</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site improvements</td>
<td>$55,000</td>
<td>$55,000</td>
</tr>
<tr>
<td>(3) Construction Hard Costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New structures/rehabilitation hard costs</td>
<td>$7,313,327 $8,221,331</td>
<td>$7,313,327 $8,221,331</td>
</tr>
<tr>
<td>(4) Contractor Fees &amp; General Requirements</td>
<td>$196,227 $184,988 $166,828 $184,988</td>
<td>$544,253 $544,253 $500,483 $544,253</td>
</tr>
<tr>
<td>Contractor overhead</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor profit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General requirements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(5) Contingencies</td>
<td>$105,518</td>
<td>$105,518</td>
</tr>
<tr>
<td>(6) Eligible Indirect Fees</td>
<td>$566,108</td>
<td>$566,108</td>
</tr>
<tr>
<td>(7) Eligible Financing Fees</td>
<td>$2,010,823</td>
<td>$2,010,823</td>
</tr>
<tr>
<td>(8) All Ineligible Costs</td>
<td>$1,628,481</td>
<td>$1,628,481</td>
</tr>
<tr>
<td>(9) Developer Fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer overhead</td>
<td>$250,000</td>
<td>$250,000</td>
</tr>
<tr>
<td>Developer fee</td>
<td>$1,582,801</td>
<td>$1,582,801</td>
</tr>
<tr>
<td>(10) Development Reserves</td>
<td>$509,981</td>
<td>$509,981</td>
</tr>
<tr>
<td>TOTAL DEVELOPMENT COSTS</td>
<td>$17,499,273</td>
<td>$18,395,641</td>
</tr>
</tbody>
</table>

Deduct from Basis:

- All grant proceeds used to finance costs in eligible basis
- B.M.R. loans used to finance cost in eligible basis
- Non-qualified non-recourse financing
- Non-qualified portion of higher quality units [42(d)(3)]
- Historic Credits (on residential portion only)

<table>
<thead>
<tr>
<th>TOTAL ELIGIBLE BASIS</th>
<th>$14,020,376</th>
<th>$15,048,846</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Cost Area Adjustment</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>TOTAL ADJUSTED BASIS</td>
<td>$14,020,376</td>
<td>$15,048,846</td>
</tr>
<tr>
<td>Applicable Fraction</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>TOTAL QUALIFIED BASIS</td>
<td>$14,020,376</td>
<td>$15,048,846</td>
</tr>
<tr>
<td>Applicable Percentage</td>
<td>3.54%</td>
<td>3.54%</td>
</tr>
</tbody>
</table>

| TOTAL AMOUNT OF TAX CREDITS | $496,321 | $532,729 |

<table>
<thead>
<tr>
<th>Syndication Proceeds</th>
<th>0.8299</th>
<th>$4,119,055</th>
<th>$4,421,210</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Credits (Eligible Basis Method)</td>
<td>$496,321</td>
<td>$532,729</td>
<td></td>
</tr>
<tr>
<td>Syndication Proceeds</td>
<td>$4,119,055</td>
<td>$4,421,210</td>
<td></td>
</tr>
<tr>
<td>Requested Credits</td>
<td>$495,337</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Syndication Proceeds</td>
<td>$4,110,886</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gap of Syndication Proceeds Needed</td>
<td>$5,899,273</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit Amount</td>
<td>$710,827</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TCSheet Version Date 4/11/05g Page 1 2005-031 Prairie Ranch.xls Print Date 6/19/2005 9:53 AM
**RENT CAP EXPLANATION**  
Ft Worth/Arlington MSA

**AFFORDABILITY DEFINITION & COMMENTS**

An apartment unit is "affordable" if the total housing expense (rent and utilities) that the tenant pays is equal to or less than 30% of the tenant's household income (as determined by HUD).

Rent Caps are established at this 30% "affordability" threshold based on local area median income, adjusted for family size. Therefore, rent caps will vary from property to property depending upon the local area median income where the specific property is located.

If existing rents in the local market area are lower than the rent caps calculated at the 30% threshold for the area, then by definition the market is "affordable". This situation will occur in some larger metropolitan areas with high median incomes. In other words, the rent caps will not provide for lower rents to the tenants because the rents are already affordable. This situation, however, does not ensure that individuals and families will have access to affordable rental units in the area. The set-aside requirements under the Department's bond programs ensure availability of units in these markets to lower income individuals and families.

---

**MAXIMUM INCOME & RENT CALCULATIONS (ADJUSTED FOR HOUSEHOLD SIZE) - 2004**

| MSA/County: Tarrant | Area Median Family Income (Annual): $62,700 |

<table>
<thead>
<tr>
<th><strong>ANNUALLY</strong></th>
<th><strong>MONTHLY</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Allowable Household Income to Qualify for Set-Aside units under the Program Rules</td>
<td>Maximum Total Housing Expense Allowed based on Household Income (Includes Rent &amp; Utilities)</td>
</tr>
<tr>
<td># of Persons</td>
<td>At or Below</td>
</tr>
<tr>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>1</td>
<td>$21,950</td>
</tr>
<tr>
<td>2</td>
<td>25,100</td>
</tr>
<tr>
<td>3</td>
<td>28,200</td>
</tr>
<tr>
<td>4</td>
<td>31,350</td>
</tr>
<tr>
<td>5</td>
<td>33,850</td>
</tr>
<tr>
<td>6</td>
<td>36,350</td>
</tr>
<tr>
<td>7</td>
<td>38,850</td>
</tr>
<tr>
<td>8</td>
<td>41,400</td>
</tr>
</tbody>
</table>

**FIGURE 1** outlines the maximum annual household incomes in the area, adjusted by the number of people in the family, to qualify for a unit under the set-aside grouping indicated above each column.

For example, a family of three earning $33,000 per year would fall in the 60% set-aside group. A family of three earning $28,000 would fall in the 50% set-aside group.

**FIGURE 2** shows the maximum total housing expense that a family can pay under the affordable definition (i.e. under 30% of their household income).

For example, a family of three in the 60% income bracket earning $33,840 could not pay more than $846 for rent and utilities under the affordable definition.

1) $33,840 divided by 12 = $2,820 monthly income; then,

2) $2,820 monthly income times 30% = $846 maximum total housing expense.

**FIGURE 3** shows the utility allowance by unit size, as determined by the local public housing authority. The example assumes all electric units.

**FIGURE 4** displays the resulting maximum rent that can be charged for each unit type, under the three set-aside brackets. This becomes the rent cap for the unit.

The rent cap is calculated by subtracting the utility allowance in **Figure 3** from the maximum total housing expense for each unit type found in **Figure 2**.
Tenants in the 60% AMFI bracket will save $34 to $158 per month (leaving 1.4% to 4.8% more of their monthly income for food, child care and other living expenses). This is a monthly savings off the market rents of 5.1% to 15.1%.

### PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>1-Bedroom</th>
<th>2-Bedroom</th>
<th>3-Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>715</td>
<td>989</td>
<td>1,184</td>
</tr>
<tr>
<td>Rents if Offered at Market Rates</td>
<td>$672</td>
<td>$867</td>
<td>$1,047</td>
</tr>
<tr>
<td>Rent per Square Foot</td>
<td>$0.94</td>
<td>$0.88</td>
<td>$0.88</td>
</tr>
</tbody>
</table>

### SAVINGS ANALYSIS FOR 60% AMFI GROUPING

<table>
<thead>
<tr>
<th>Rent Cap for 60% AMFI Set-Aside</th>
<th>$638</th>
<th>$768</th>
<th>$889</th>
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</thead>
<tbody>
<tr>
<td>Monthly Savings for Tenant</td>
<td>$34</td>
<td>$99</td>
<td>$158</td>
</tr>
<tr>
<td>Rent per square foot</td>
<td>$0.89</td>
<td>$0.78</td>
<td>$0.75</td>
</tr>
<tr>
<td>Maximum Monthly Income - 60% AMFI</td>
<td>$2,510</td>
<td>$2,820</td>
<td>$3,260</td>
</tr>
<tr>
<td>Monthly Savings as % of Monthly Income</td>
<td>1.4%</td>
<td>3.5%</td>
<td>4.8%</td>
</tr>
<tr>
<td>% DISCOUNT OFF MONTHLY RENT</td>
<td>5.1%</td>
<td>11.4%</td>
<td>15.1%</td>
</tr>
</tbody>
</table>

Arlington Villas - 2003
Hilltop Apts - 1989
Brandon Oaks - 1990
Running Brook Apts - 1992
Williamsburg Apts - 1993
Mayfield Park - 1999
Rush Creek II - 2003
Prairie Ranch Site
Parkview Townhomes - 2003

5 Mile Radius
**Applicant Evaluation**

**Project ID # 05610**  
**Name:** Prairie Ranch Apartments  
**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

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>
<th>Total # of Projects monitored: 0</th>
<th>Projects in Material Noncompliance</th>
<th># in noncompliance: 0</th>
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</thead>
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<tr>
<td>Projects grouped by score</td>
<td>Projects not reported Yes ☐</td>
<td>Projects not reported Yes ☐</td>
</tr>
<tr>
<td>zero to nine: 0</td>
<td>Review pending No ☐</td>
<td>Review pending No ☐</td>
</tr>
<tr>
<td>ten to nineteen: 0</td>
<td>No unresolved issues Yes ☑</td>
<td>No unresolved issues Yes ☑</td>
</tr>
<tr>
<td>twenty to twenty-nine: 0</td>
<td>Issues found regarding late cert No ☐</td>
<td>Issues found regarding late audit No ☐</td>
</tr>
<tr>
<td></td>
<td>Issues found regarding late audit No ☐</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) No ☐</td>
</tr>
<tr>
<td></td>
<td>Unresolved issues found that warrant disqualification (Comments attached) No ☐</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) No ☐</td>
</tr>
</tbody>
</table>

Reviewed by Patricia Murphy  
Date 5/31/2005

**Single Audit**

<table>
<thead>
<tr>
<th>Not applicable ☑</th>
<th>Review pending No ☐</th>
<th>No unresolved issues Yes ☑</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issues found regarding late cert No ☐</td>
<td>Issues found regarding late audit No ☐</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) No ☐</td>
</tr>
<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached) No ☐</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) No ☐</td>
<td></td>
</tr>
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</table>

Reviewer Paige McGilloway  
Date 5/31/2005

**Contract Administration**

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<th>Review pending No ☐</th>
<th>No unresolved issues No ☐</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unresolved issues found No ☐</td>
<td>Unresolved issues found No ☐</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) No ☐</td>
</tr>
<tr>
<td>Unresolved issues found that warrant disqualification (Comments attached) No ☐</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) No ☐</td>
<td></td>
</tr>
</tbody>
</table>

Reviewer  
Date 5/31/2005

**Multifamily Finance Production**

<table>
<thead>
<tr>
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<th>Review pending No ☐</th>
<th>No unresolved issues Yes ☑</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unresolved issues found No ☐</td>
<td>Unresolved issues found No ☐</td>
<td>Unresolved issues found that warrant disqualification (Comments attached) No ☐</td>
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Reviewer S. Roth  
Date 5/27/2005

**Single Family Finance Production**

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Reviewer Paige McGilloway  
Date 5/31/2005

**Community Affairs**

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Reviewer EEF  
Date 6/1/2005

**Office of Colonia Initiatives**

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Reviewer  
Date 5/31/2005

**Financial Administration**

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Reviewer Stephanie A. D'Couto  
Date 5/31/2005

**Executive Director:** Edwina Carrington  
**Executed:** Monday, June 06, 2005
# Public Comment Summary

## Prairie Ranch Apartments

### Public Hearing

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### Public Officials Letters Received

- **Opposition**: 1
  - Deputy Superintendent of Arlington School District
- **Support**: 0

### General Public Letters and Emails Received

- **Opposition Total**: 380
- **Beacon Hill HOA Petitions**: 310
- **Horseshoe Bend HOA Petition**: 59
- **Individual Letters & Emails**: 11
- **Support**: 0

### Summary of Public Comment

1. Saturation and over building of apartments in Grand Prairie
2. Over taxing and crowding of local schools
3. Increased traffic congestion in neighborhood and on Hwy 360
4. Too much housing already - Not best use of land
5. Increased crime in neighborhood
6. Decreased property values and local taxes
7. Affordable housing currently underconstruction
8. Chronic student mobility in local schools
9. Strain on city services
10. Child safety along Magna Carta and by Elementary School
11. Multifamily has higher crime rates
12. Anticipated extension of Hwy 360 will cause logjam
13. Increased air pollution
14. 14 multifamily properties in 5 mile radius
15. 12,000 apartment units in 5 mile radius
16. 1,100 vacant homes in same 5 mile radius
17. Current low occupancy rates
18. City Resolution opposes issuance of Housing Tax Credits to development
19. Do not want low income apartments in the area
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PRAIRIE RANCH APARTMENTS

PUBLIC HEARING

West Elementary School
2911 Kingswood Boulevard
Grand Prairie, Texas

May 23, 2005
6:00 p.m.

BEFORE:

ROBBYE G. MEYER, Multifamily Loan Analyst
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MS. MEYER: My name is Robbye Meyer. I'm with the Texas Department of Housing and Community Affairs. Before we start off if you have any papers or mobile phones or PDAs or anything that's going to make noise during the hearing, I'd appreciate it if you would silence them or turn them off, and please don't answer the phone in the hearing room.

If you wish to speak and you have not filled out a witness affirmation form I need you to do that before we get going here. I'm going to do a brief presentation and then I'll do a speech to actually start the public comment period.

And then we'll open the floor up for public comment for anyone who has filled out a witness affirmation form. If you have not signed in and you want to do that, you can do it after the hearing if you'd like to do so.

I'm with the Texas Department of Housing and Community Affairs, and I'm here to conduct a public hearing for the Prairie Ranch Apartments. I'm going to give you a brief presentation on the two programs that the applicant has applied for.

One of those being tax-exempt bonds, private
activity bonds and the other one being housing tax credits. Both of these programs were developed by the federal government. They are federal programs. They are tax incentives to investors. They are not tax incentives to the development itself.

They will be paying property taxes, so the tax exemption on the private activity bonds is to the investor. They do not have to pay taxes on their investment and the income they make on that investment. The housing tax credit is an investment to the investor that purchases the actual tax credits themselves.

They are very complex programs, so it's kind of hard to tell you everything there is about housing tax credits and bonds. But I just want to make sure that you understand that the tax-exempt nature of the bonds is to the investor. It's not to the development. They will be paying property tax.

Along with the state being the issuer of the bonds, there's also a 30-year compliance period per state law. And our Department will be monitoring the development if it is approved and developed. In that monitoring there are income restrictions in tenant occupancy that's monitored to make sure that who's there is supposed to be there.
They also monitor physical appearance, and there is financial audits that's done. Some of the tenant services that developments provide to the tenants that are there -- some of those include tutoring and after school care for kids. They have computer labs for after school. The kids can get onto the internet, and they can do their homework and everything after school.

Some of have health screening for kids. Some have immunizations for children before they start school. Normally once a development gets up and built, the development will do a survey of the property and see what the actual tenancy would like to have. And then the tenant profile will be done at that time.

To give you a little bit of information about Prairie Ranch Apartments, there are some handouts up here. I'm just going to kind of go through it real quick to give you an idea of what's going to actually happen with this particular one.

It received what's called a reservation of allocation on April 5, 2005. Once a reservation is received the development has 150 days to close the transaction. And this actual reservation will expire on September 2. And were in the middle of that 150-day period.
It will be located at approximately the 4940 block of South State Highway 260 in Grand Prairie, Texas. I'll consist of eight three-story residential buildings and one non-residential building.

It will consist of 176 units, 48 of which will be one-bedroom, one-bath with approximate square footage of 715 square feet; 67 two-bedroom, two-bath units at approximate square footage of 1,022 feet; and 61 three-bedroom, two-bath units at 1,190 square feet.

It will serve families at 60 percent of the area median income. And the area median income for the Fort Worth, Tarrant County, area is $62,700. A one-bedroom max rent will be approximately $705. A two-bedroom max rent will be approximately $846, and a three-bedroom will be approximately $978.

All my information -- the public comment -- if you decide after this hearing if you don't speak, there's still a comment period where you can actually e-mail me or you can fax information to me that will still be part of the public record.

We need to receive that information by June 10. This particular transaction is tentatively scheduled right now for the June 27 board meeting for TDHCA. All my information -- if you get a packet up here on the table,
all my information, my fax number, my e-mail address and everything is in the very last page of that packet so you can reach me.

You can call me if you have any particular questions, and I'll be glad to try to answer those for you.

VOICE: You provided the maximum rent. What's the minimum?

MS. MEYER: Well, there's not a minimum rent.

VOICE: So you could rent one of the apartments for $705 and rent to another at $100. Is that correct? Based on their income.

MS. MEYER: Well, they wouldn't be able to meet that service if they did that. There is going to be a mortgage on the property. Just because -- the bonds -- all this is done by private industry. So there will be a mortgage on the property. The developer will actually be paying a mortgage back.

The bonds are just the financing mechanism for that particular financing. So they wouldn't be able to cover that service if they had all the units at $100. I'm going to do a brief speech for the public hearing itself. As soon as I finish that then I'll open the floor up for public comment.
The first person for public comment is Holly Greeve. So if you will get ready, Ms. Greeve. And we'll start as soon as I get through.

Again my name is Robbye Meyer. I'd like to proceed with the public hearing. Let the record show that it is 6:20 p.m. on Monday, May 23, 2005, and we are at the West Elementary School located at 2911 Kingswood Boulevard in Grand Prairie, Texas.

I'm here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to the issuance of tax-exempt multifamily revenue bonds for a residential rental community. The hearing is required by the Internal Revenue Code.

The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issuance.

No decisions regarding the development will be made at this hearing. The Department's board is scheduled to meet to consider this transaction tentatively on June 27, 2005. In addition to providing your comments at this hearing, you can also address the board directly at their meeting.
The Department staff will also accept written comments from the public up until 5:00 p.m. on June 10, 2005. The Bonds will be issues as tax-exempt multifamily revenue bonds in the aggregated principal amount not to exceed $13,000,000 in taxable bonds, if necessary, in an amount to be determined and issued in one or more series by the Texas Department of Housing and Community Affairs.

The proceeds of the Bonds will be loaned to ARDC GpWest, Ltd -- or related person or affiliate entity thereof -- to finance a portion of the costs of acquiring, constructing and equipping of a multifamily rental housing community described as follows: 176 multifamily residential rental development to be constructed on approximately 12.77 acres of land, located at approximately the 4940 South State Highway 360 in Tarrant County, Texas.

The proposed multifamily rental housing community will be initially owned and operating by the borrower or a related person or affiliate thereof. Again the first speaker will by Holly Greeve.

MS. GREEVE: Thank you. I appreciate being able to speak here today. I live in Grand Prairie. I live in Kingswood Forest View, also owner of a business in Grand Prairie. I've lived in Grand Prairie for...
approximately two years.

We don't want this here. I don't know how much more blunt I can be, but we don't want this here. According to your paperwork with a mean family income in Tarrant County being $62,700, I feel safe in saying that the people that live in my neighborhood make more than $62,700. We're not trying to brag on ourselves. That's just how it is.

If you have 100 percent of the units for a family earning less than $33,000 -- or earning nor more than $33,840, what you're doing is you're putting 100 percent of those units of families that make approximately half of what the median income in these neighborhoods.

What you have -- when you put people in these housing developments that make half of what the people in the other neighborhoods that's not a pretty scene. What people in my neighborhood work -- some of us work in our own houses. And we work for what we have and to get where we are today.

By building this community development you're also going to strap the resources of the police department. On the graveyard shift between 11:00 p.m. and 7:00 a.m. in an area bordered by Interstate 20, 360, 287 and 1382 there are two officers.

ON THE RECORD REPORTING
(512) 450-0342
I've ridden with those officers in their shift. There's hardly any time to patrol, because they're too busy answering calls. And many times you have to get officers from other means to come in and help answer calls.

When you're talking about putting these -- more people into 12.77 acres, the police -- their response time is going to be decreased. You're going to put more distracting resources on them that they don't have the resources to handle. That's a big area to try to patrol.

Crime in our neighborhood has been relatively low. You have little pockets of things that happen here and there, and we'd like to keep it that way. We'd like to be able to go outside with our neighbors and leave our door unlocked and walk two to three houses down and stand in someone's driveway and talk for a few hours and not have to worry about anything.

Additionally you're going to bring more traffic to this area. And we knew there was traffic when we moved here, and we made accommodations for it. You'd bring more traffic over into this part of town that we just don't need.

You also state in your paperwork [inaudible] lives in affordable housing. Some of those people put
themselves in the situation that they're in. Why should we be the ones who support that and to pay for that. Thank you.

MS. MEYER: The next one is Paula Sterns.

MS. STERNS: Thank you for letting us appear here tonight. My name is Paula Sterns. I've been a Beacon Hill resident here for five and a half years by choice. I've been a resident of Grand Prairie for eleven and a half years by choice.

My husband and I have raised our two sons in the Arlington School District, the Bowie cluster of Starrett Elementary, West Elementary, Barnett Junior High and James Bowie High School of which my son will graduate this coming Sunday.

I've been a booster club member, volunteer coordinator, PTSA council for Arlington, PTSA president at the high school level. I've gotten to know the majority of the parent and community volunteers in this Bowie cluster. By the way there are about 4,000 students in Grand Prairie that attend Arlington schools.

We in this community have been accused by the builders and financiers of these apartments as being racially biased and discriminating for not wanting these apartments. That's hooey. Give me a break. AISD profile
is 40 percent white, 31 percent Hispanic, 23 percent African-American and 7 percent Asian.

Bowie itself is approximately 37 percent African-American, 32 percent white, 28 percent Hispanic and 3 to 4 percent Asian. We embrace our diversity in this school district, community and neighborhood. What we don't embrace is that pathetic people who don't give back to the community.

I can tell you that we will not give parental involvement nor investment in our schools for apartments built here and their occupants. People who live in most apartments are too mobile, juggling from one month-free-rent offer to the next. There's no longevity here. There's no investment in the community.

You will hear the builders and financiers of this project, Prairie Creek, use the term multifamily dwellings. I have dog Smokey who wears a sweater occasionally with Bowie colors on it, but he's still a dog no matter how I dress him. Multifamily dwellings are still apartments.

There are approximately 60 apartment complexes already in Grand Prairie, one of which is only a mile away north of here and not even completely occupied. There are approximately 260 apartment complexes in Arlington. Over
and over I hear Arlington residents and even members of Arlington city government voice regrets about the number and condition of apartment that have already been built in Arlington by previous city governments.

It does not benefit Arlington and Grand Prairie to have apartments, and it does not make people want to move to this area of the Metroplex from out of town. The only one who benefits is the builder who makes the money. He has no investment or concern for this community either. It's just dollars to him. Would he want this in his backyard?

Another reason to reject this is the horrendous traffic on 360. We can barely get out of our neighborhood to go north on 360 during the early morning hours. And it's completely bottlenecked at 360 and Kingswood during evening rush hour.

Who knows how many more decades before 360 is finished. I'll tell you the same thing I told Judge Vandergriff from Fort Worth -- who by the way voted in our favor, three to two -- Grand Prairie's been called the armpit of Arlington long enough. No more.

Good things are happening in Grand Prairie: Nokia Live, the Lone Star Park, Joe Poe Lake. And apartments are not part of that plan. Thank you for you
consideration.

MS. MEYER: The next one is Rob Rosenbloom.

MR. ROSENBLOOM: Good evening and welcome to Grand Prairie. My name is Rob Rosenbloom. I'm a lifelong resident of Grand Prairie. I've lived in Beacon Hill for eight years. And I would like to present our petition on behalf of the Beacon Hill Homeowners Association.

We've got about 250 homes represented by that petition. Most of the people in our neighborhood have signed it. And I want that entered into the record please.

MS. MEYER: Margaret McCann.

MS. MCCANN: Thank you for the opportunity to speak before you. I have not had an opportunity to check all the apartments in the five-mile radius of the proposed complex. But at this time I have found 48 complexes with about 12,000 units.

Fourteen of these complexes are TDHCA properties, which is more than many towns in the Metroplex have. The Real Estate News had a press release, 4/01/05, that the multifamily market quarter-one performance was lackluster for the most part with reduction in occupancy rates.

The only exception is in-town Dallas, Las
Colinas and West Plano which increased from the prior year. Grand Prairie average occupancy rate is 86.9 percent. And I noticed in the developer's petition that his breakeven point was 98.95 percent.

As you are aware Arlington already has 29 TDHCA properties, and Grand Prairie has 13. Yet the area with the fastest growth have fewer properties -- i.e. Plano has a total of eight properties, and Las Colinas has a total of four.

I was not able to do the breakdown on in-town Dallas. Grapevine only has two. Frisco and Coppell each have one, and Colleyville has none. It would appear that Grand Prairie/Arlington already has more than its fair share of TDHCA properties.

The 75052 zip code already has a worse pollution index than the state average. The air pollution index and carbon monoxide index for 75052 is 110 versus 96 for the state. And the lead index is 151 for 75052 versus 79 for the state. We don't need more traffic to make the situation worse.

Zip code 75052 has 5,585 homes being rented and 1,101 vacant homes. Why do you want to create more housing with this number of vacant properties? I am speaking on behalf of the fastest-growing segment of the
population, which are people over 55. I hate to admit it, but I am.

If the developer had done his presentation and proposals for a property which is for this segment of the populace, then many of the issues we have with the property would not be there: traffic, schools, et cetera.

I sincerely hope you don't approve the developer's request, but if you do it should be age 55-and-over complex. Thank you.

MS. MEYER: Ron Jensen.

MR. JENSEN: My name is Ron Jensen. I live at 4249 Matthew Road, Grand Prairie, Texas. I serve on the Grand Prairie City Council representing District 6, which is where these apartments would be located. You should have a copy of the council's position in the form of a resolution showing non-support for this application.

However I'm not here as a member of the council, nor am I speaking on their behalf. I am here personally as a concerned citizen and a taxpayer. Let's get another issue taken care of. This applicant has the proper zoning necessary to proceed with this development.

So when they request site plan approval the council followed the law and approved the site plan for a multifamily development. However later on in a separate
occasion the council passed a resolution in opposition to the use of tax credits, which in effect would make this development a low-income development.

Why would the council support that resolution opposing tax credits? Let's look at some facts. Based on the 2000 census when compared to nine other suburban communities right around us -- Cedar Hill, Arlington, Duncanville, Mansfield, Mesquite, Garland, Irving, Carrollton and Richardson -- here's how Grand Prairie ranks with them.

We're ninth in median income, tenth in median home value. That's the lowest. Ninth in residents 25 and older with a bachelor's degree; eighth highest in tax rate. In addition Grand Prairie's the only one of these cities, according to the 2000 census, which is a majority/minority city.

What's the point? One of the main goals of all subsidized housing since its inception has been to decentralize poverty, allowing low-income individuals the opportunity to reside not just in traditional low-income areas, but also in neighborhoods and locations they do not otherwise live.

This location does not do that -- quite the contrary. It will only make Grand Prairie poorer. Judge
Buckmeyer's ruling in the 1995 Walker case was that GP did not need any more low-income housing until other communities got their fair share.

There are a number of cities in the Metroplex who do not have any or very low low-income apartments. I don't know why, but that's the facts. I just feel we have our fair share without this project. Thank you very much.

MS. MEYER: Jerry McCullough.

MR. MCCULLOUGH: Thank you very much. My name is Jerry McCullough. I'm the deputy superintendent for the Arlington Independent School District. And I am representing the Arlington Independent School District in this matter.

We have been involved in this for over a year now. On March 1, 2004, I sent a letter to the Texas Department of Housing and Community Affairs in regards to the Prairie Ranch development and stated that the district is not in favor of this project due to the overcrowding of our elementary school in the area.

On October 5, 2004, approximately six months later, I sent a letter to Robbye Meyer, multifamily bond administrator, and basically said that the school district is not in favor of this project due to the overcrowding of our elementary school in the area.
On December 14, 2004, I sent a letter through Teresa Morales. It says that -- at that point we weren't sure exactly where the address was, where it was going to be located. There'd been some discussion there. I didn't write that the address is -- at that time it was not in the Arlington Independent School District.

However if any part of the development is in the Arlington ISD the school district would oppose the development to the project due to the overcrowding of our elementary schools in the area. There was some confusion exactly where the project was going to be at that time.

On February 11, 2005, I sent another letter to Robbye Meyer stating that the school district is not in favor of this project due to the overcrowding of our elementary schools in the area. And then one month later I sent a letter March 11, 2005, again stating the school district is opposed to locating this project due to the overcrowding of our elementary school in the area.

At that point we realized that it may be a project that's split between the Arlington Independent School District and the Mansfield School District. Our understanding at this point is that the complex would be split between the two districts.

So my statement was that due to the
overcrowding of our elementary school in the area and due to the fact that the complex would be split between the school districts, we were in opposition to this. West Elementary -- the building we're in right now -- has the capacity of 701 students.

At the present time there's 753 students enrolled here. We just had a study done by School District Strategies. They changed their name recently. It used to be Residential Strategies, I believe, but it's called School District Strategies.

And they have told us that in the year 2013 they're predicting we'd have 949 students in this school, which is approximately 250 students above capacity. But that is without any more multifamily housing in the area. And this particular project wasn't included in that.

Due to the capacity of the building and for our school we are strongly opposed to this project. Thank you very much.

MS. MEYER: Christopher MacLucas.

MR. MACLUCAS: My name is Christopher MacLucas. I have been a Beacon Hill resident since 1990. The first thing I wanted to point out is the financial investment of the developer does not in any way outweigh the collective financial investment of all the homeowners that have moved
here.

So the fact that the developer is going to make money, his financial investment cannot be greater than what we've all invested in our property. Now there are several studies out presently and in the past that correlate the spacial concentration of low-income housing with an increase in property crimes as well as violent crimes.

Some of the other problems that you have is -- although we've talked about congestion, the lack of public transportation for these low-income individuals would prohibit them from obtaining employment. In your brochure you state that their income and employment requirements -- one thing you fail to leave out in your statement is that there are initial income and employment verifications and requirements.

It also says that you may perform criminal background checks. That doesn't say that you're going to. Essentially what's going to happen is you're going to import crime into our neighborhood. These individuals are not going to have the financial means to obtain transportation, nor are they going to have public transportation to get out here.

So what's going to happen is they're going to
bring their friends and other folks over from other parts of the Metroplex, and they are going to bring the crime with them. In addition to that there's not too many people in this room right now that would go to South Dallas in the middle of the night.

What we don't want to have happen is we don't want somebody to say south Grand Prairie and everybody attribute it to South Dallas. The other thing is you had mentioned -- I asked a question about the mortgage -- you don't address who is going to control the property once this developer, if it happens, defaults on the mortgage.

It's not dealt with here. The developer doesn't really care. If he gets his money, if he defaults on it, what have you, it's going to go to somebody else. It's going to go to a government agency to control. There's no accountability once the apartments are in full operation.

There are also several studies that provide empirical evidence that there is a higher unemployment rate when you have a spacial concentration of low-income housing. The other thing is that as far as crime goes, these individuals are going to have crimes of opportunity. Everybody that's in here works. They're not home.

The folks that are living in these apartment
complex are going to see a pattern -- every date the same folks are gone. That's going to leave us open and vulnerable to have our houses broken into. And it's easier for them to walk from here than to drive from South Dallas over here to rob us. They can just walk down the street. Thank you.

MS. MEYER: David Rechtin.

MR. RECHTIN: Ms. Meyer, I represent the Horseshoe Bend Homeowners Association, at the request of their president this evening. Is the developer going to make a presentation here this evening?

MS. MEYER: No.

MR. RECHTIN: Thank you. We have several concerns. I understand that we have filed a petition from Horseshoe Bend Homeowners Association with your office. It was signed by the majority of the homeowners in the area.

If that is not available to you, I can make another copy of it available here. In hearings before the Grand Prairie Planning and Zoning Commission, before the Grand Prairie City Council and also before the Tarrant County Board of Supervisors, the developer maintained that the average cost of the value of the apartment unit to be raised would be $78,000.
He made a point in all three meetings of saying that this was comparable to the cost of the average single family housing unit in the area. Nothing could be further from the truth. I don't know how many miles you would go, but you'd go a long way before you would find a housing unit for a single family that began at $78,000, let alone could be purchased for $78,000.

We have never been fully assured as to who's going to actually be managing the apartment complex. The first it was suggested that it would be done by local management. But a later meeting suggested that it would be managed by an out-of-state corporation.

This means that if there are problems we have to address, we're not going to be able to address them by going down to the management of the apartment complex. We're going to have to get on the phone and call somebody out-of-state. Anybody out-of-state is not going to be too concerned about what the problems of the local apartment complex are.

In the evidence made available here, it said 100 percent of the units would serve families at 60 percent of the area median income. Then it identified the area median income at $62,700. Well, 60 percent of that is $37,620. And yet we're being told that a family of
three could earn no more than a combined income of $33,840. So it's closer to 50 percent than 60 percent.

All of the speculation about what might happen with the apartments is probably agreed to by most of the people in the room. What we're trying to present here is not speculation on what might happen with the apartments, but what the developer has already stated are the facts as it concerns the apartments. These are the things to which we object. Thank you kindly.

MS. MEYER: Richard McMullin.

MR. McMULLIN: Thank you. I'm Richard McMullin. I'm just a concerned resident. I've lived here for eight years, six months, five days and about six hours. So I've been here one of the longest. There were 20 homes when I moved in. We now have 250 homes.

We had to move the coyotes and the snakes out, and we replaced them with real people. As I see it here, as a concerned homeowner, I walked the neighborhood. I used to know everybody in the neighborhood by name, believe it or not.

But I saw the neighborhood grow. Probably unknown to you our street here, Magna Carta, stopped at the creek there. So we had very little traffic in the area. And then they put a bridge in there, went all the
way down and created a lot of traffic here.

My one concern -- since I've lived here so longer and I know the neighborhood inside out -- my one concern is this school right here. I have no other concerns. I think we want people living in our area. There is a problem. We want single family homes.

We do not want multifamily homes. When you're in the area at 8:00 in the morning and 3:00 in the afternoon during the school period, the traffic is horrendous. We have kids walking everywhere. If we add additional kids to the school, sometime as these kids dart in and out of the cars a kid is going to get killed.

And I strongly recommend -- and you have the power to do this -- that you bring in an outside firm to do a study on the traffic, the number of kids, the traffic flow, what's going to happen when they start to work on 360, all the construction equipment.

We have a really serious problem here. And you folks should want to do a feasibility study before you make a final decision on this situation. Thank you.

MS. MEYER: If you would like to speak, I have three other witness affirmation forms. If you have not filled one out yet and you would like to speak, please fill out. The next speaker is Rand Sifre. How about Doug
Petersen?

MR. PETERSEN: I think I saw Mr. Sifre step out a moment ago. We played baseball with his son this past spring. My name is Doug Petersen, and I live at 4523 Brittany Lane. I'm about a minute and a half, two-minute walk from here.

I am an concerned citizen, and I'm concerned for a number of reasons. I, too, have a huge investment in my home. We spent about an eighth of $1 million buying our home. We were the fourth one on the block when we bought it new.

More than the financial concern with my home, my main concern is with my family, my kids. And this school is a big part of it. Before I come back to that, I've got a couple notes here. I've heard traffic studies and a number of different numbers thrown out in my dealings with this particular property.

They can estimate we've got 2.3 vehicles per multifamily unit, for apartment number. They might have ten trips an hour. Lots of numbers are going to be thrown out. I took some pictures this morning, and I'm going to e-mail them to you. I wasn't able to get them printed out tonight.

But I took some pictures this morning of the
traffic. It's bad. Someone mentioned 8:00 and 3:00. Five o'clock's a bad time as well. If you talk about shopping mall traffic at Christmas, that's what it's like here every day. So again I caution against the numbers. I can count ten trips in a matter of minutes, rather than an hour's span.

On a different note, I've been to many meetings regarding this particular project: Property and Zoning, the City Council meeting and here again. Almost didn't come tonight. At every one of these meetings we have hundreds of people show up from our community.

In fact they've had to have separate meeting rooms set up to house all those people that are attending. Huge support. I feel beat down. It's almost like you hear from the community -- not necessarily you, but our community leaders -- no. How many times do you have to hear it? No is no.

Thank you. And I'm not trying to be disrespectful, but we heard from a City Council member representing himself, but something that he knows happened at a City Council meeting. We've heard from the Arlington Independent School District.

You'll hear from the community tonight again. I feel like I tell my kids, how many times do I have to
tell you, no, before I really mean it? And I don't mean to be disrespectful, but I think that everybody feels that in some respect or another.

One other thing, in one of our council meetings -- at a City Council meeting -- I think it was April of last year -- they tasked the Property and Zoning and Commission to go back and complete, renew, validate a study of this area -- a lake sector plan, if you will -- recommending densities, building sites, the layout of this area, so forth.

They were going to go back and measure densities, make recommendation on what should and shouldn't be built. To me those are the experts, that they would reflect what the community feels as well. Unless I'm mistaken it is my understanding that that study would be out sometime in June.

I know that in this material that we've got handed out tonight, there's going to be a board meeting on June 27. I would just ask respectfully that you table that final decision until you have the complete information on what comes out of that lake sector plan. Thank you for your time.

MS. MEYER: Theresa and Robert Johnson or both.

MR. JOHNSON: Robert and Theresa Johnson, 4757
Lincoln Trail Drive. We are concerned citizens. And I don't know where I've been. I just found out this afternoon we were having this project over here. So we came to find out some information certainly as to what procedure is involved in terms of what the good folks and strong Americans we have here today.

They're saying that we have some issues and concerns about this project, and how is it that we can effectually be able to go ahead and let our concerns be know to the point that the folks down in Austin say, yes, that's reasonable, and we're going to consider other sites, but certainly not in this area.

So my coming tonight was one of expressing concern and also some additional information. And I'm not going to speak for my wife.

MS. JOHNSON: We've been hearing about this for quite a while from some of our friends and neighbors and kind of find out by accident that it was tonight. I'm astounded at my neighbors' voluminous research that everybody's done.

I'm so proud of everybody in our neighborhood. We moved here in 1999. My husband and I took a chance -- our first home. Been in school for a combination of about 800 years. We have lived next to these kinds of projects...
as we were struggling to get where we are today.

I think probably most of the people in the room can identify this. We also between the two of us -- we're federal law enforcement. We're mental health. We've worked with inmates. We've worked with criminals for a total of over 20 years, between the two of us.

We know criminals. We know where they come from. We know property crime. We know violent crime inside and out. And I'm telling you we are sitting ducks. Been there, done that. We are sitting ducks. I don't care how you package this. There is enough property crime.

We've had our kid's bike stolen enough already. We don't need this. It looks pretty. I'm telling you -- somebody mentioned what if -- and I know this is from a personal level -- what was the maximum rent? Somebody mentioned, what if you only charge $100.

And the response, I think, respectfully was they couldn't make money if they did that. But you know what, raise it a couple hundred, and that's what's going to happen. You're going to have people who are going to get charged less. And they bring nothing but crime to the neighborhood.

And I am terrified. We took a chance coming
here. And we want to stay. We love our neighbors. The kids go to West; the kids go to Barnett, and the kids go to Bowie. So we're here to stay; we want to stay. But I'm telling you right now, my husband was saying, we're out of here.

I don't want to be a deserter. I want to stay here. Please, please listen to what everybody says. This is bad news bears coming here. Thank you very much.

MS. MEYER: Dan Brock.

MR. BROCK: Hello. My name is Dan Brock. I live at 4852 Gloucester. My property is directly across the creek from the proposed development. Currently or at the end of this month in my neighborhood, on our street out of 20-something houses, there will be six houses on the market.

Now you've already heard about overcrowding in schools, overcrowding in the roads, the increased crime potential by bringing this development in. I just want to speak to a subject dear to my heart, and that's property value.

When you have this type of development the state's own studies and independent studies point that these type of developments bring the property down in the area. You add that to the higher potential for crime,
higher traffic, overcrowding in schools. That's not real attractive to bring people in.

And right now you have a great source of revenue for the state and the city on property taxes that you pay. By having this type of development come in you're losing that source of revenue. The city's already recognized that that's a problem. They don't want to lose the revenue by having lower property values or high occupancy or unoccupancy levels in the area.

So I just encourage the people who make decisions, whoever that may be, to really look at the impact this is going to have on a source of revenue that shouldn't -- you want to encourage property values to go up, not down. Thank you.

MS. MEYER: Joshua Conley.

MR. CONLEY: Good evening. I'm here today not only to represent myself and my family, but more importantly to represent the students in this neighborhood and in the AISD. Coming here today I realized that there's going to be an apartment building complex right down the street from my house.

Just to give you an idea of respect of what we go through as students each day, when I was in West Elementary from third grade to sixth grade when it first
opened, the occupancy level was half of what it is today. Crime was down in our neighborhoods. And in our schools there was not a physical problem with violence or misconduct.

Today as you enter the school you would notice the cameras throughout the school. These kids are now between six years old and 12 years old, and we have cameras to make sure the conduct is in order. That is an outrage to me and my family and my peers.

And the dress code at James Bowie High School -- we're not allowed to wear pink, red, blue, green or yellow under our shirts because it is a gang sign. We can't throw our hands in the air in praise, because we are in fear of a gang sign.

We are limited to our amount of learning due to our behavior in classes. Our teachers cannot teach to their full potential due to misconduct and different problems associated with the children. Now leaving that aside a couple of months ago Arlington passed a deal letting the Cowboys Stadium come here in 2010.

With that in mind we already know that more apartment complexes will be built in that area. To give you a statistic -- I do not have the numbers presently -- but James Bowie High School led in the number of

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miscellaneous offenses this year. Martin led in the number of drug conducts.

These things are present not only with the single-development houses but with apartments. And apartments only increase these numbers. What would you like in your own backyards. I lived in an old house at South Arlington at the address of 6204 Pierced Arrow 76014.

When we first moved in there were no apartments present. After five years of living there apartments arose on Sublett Road, about two minutes away from my house. When they were built they were high-end apartments. Now they are middle.

The people there have highered [sic] the crime rate and highered the misconducts that are present in our schools. We already have crime present in our neighborhood. We already have crime present in our cities. Let's not increase that by putting these apartments here. Thank you.

MS. MEYER: Kenneth Black.

MR. BLACK: Good Evening. Kenneth Black at 3012 Blacksmith Court, representative for the Horseshoe Bend Homeowners Association. My concerns are personal. And I'm going to share with why I said personal. Being a
military veteran, used to living in what we're fighting against now -- multifamily homes.

When you live in government housing, same difference. Kids leave the bicycle out, somebody come and take it. Army brats are the worst brats. I think they are not all of them, but they are because they can go across the street, take yours and bring it home. You can't come on the installation.

Well, let's flip a coin and say, most of our kids don't want to go to the apartment complex, because they have their own parks here, they have their own backyards. Not only that, my biggest concern is that I have a little girl. There's a lot of families with little girls, little boys.

My neighborhood, at least my block, they're not a lot of old kids there. So the next ten years those kids that was babies will be middle-age teenagers now. I look at the news: Pedophiles, child molestation has risen in our area.

You don't have to go to South Dallas for crime. I think that's a stereotype. But then you can just go right across the street to Arlington. A young girl got murdered a couple of months ago. In my neighborhood on my street, two houses from me, what you would call home

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invaders just kicked the doors in.

As somebody said in the morning they watch your pattern of when you come and go -- crime of opportunity. Good thing is there was a cop at the pawn station that recognized that some of the property was stolen, called my neighbor and he got the property back.

I don't care about the dollar. I don't care about the value. Safety is a concern to me. I don't care what your ethnicity it. I don't care how much money you make. If you're a criminal you're just a criminal. This school route here -- I don't know if it's going to be soon enough for my little girl to come here the next six years, because what?

If we put those apartments there, as the young man said he goes to school, school's going to be overcrowded. Teacher got one of them -- him or her -- against 30-some students. The learning ability there is going to be very little, if any, because of the distractions that go on.

Prime example. You find kids that walk the street that don't live in my neighborhood, they drop trash easily because they don't have to pick it up and clean it up. So what happens to the area that's normally clean and upkept [sic].
As one gentlemen said he moved; grass stopped growing, and then becomes a HUD home. What HUD does is sell it to the next person that can afford to rent at that time. Most people that get in these types of neighborhoods that normally couldn't afford to come in in the beginning, they get a house based on what they're qualified, more so than what they can afford.

And there's a difference there. I may qualify for a $200,000 home, but can I actually afford that? And all the lending company and the mortgage company wants to do is just get their money's worth. So if you're going to put somebody in those -- just say they are apartments -- put them in a senior citizen home or senior complex, to where the government is monitoring it.

It's assisted living where those people can take care of themselves, and you don't have to worry about all this other stuff that people have stated here tonight. I'm not saying it's your business to be concerned about our house.

But since you represent our state, we ask that it become your business and take it kind of personal, even though you can't do that, because you can't show impartiality one way or the other. But it is personal to all of us. Thank you.
MS. MEYER: Kevin Smith.

MR. SMITH: Good evening. Let me give you a brief introduction of myself. I've been here since December '96, a homeowner. I'm a assistant professor of military science at the University of Texas at Arlington. So I've been in the military over 26 years now.

My wife has worked at the homeless shelter, downtown Dallas, for five years, Family Gateway. I'm not sure how many of you have been personally involved in a crime. If you have personally had to stop a car jacking, a guy high on PCP break into your home, a rapist.

This is personal. I've seen it over and over. I don't know how to get the community involved, but I've seen it over and over. Everywhere you go it will grow. There are ways of making things better for people of low income. I've been involved in making those things better. There are multiple ways.

Bringing a low-income housing area next to a middle- to upper-income housing area is a potential for conflict all the time. As most of us have dual income families -- that's what criminals do. You're exactly right.

They'll watch, and they know. They're not dumb. They chose that lifestyle. Many of them choose
that lifestyle, because it's easy for them. They're good at it. So you guys do what you do because you're good at it. Right?

So it's something that you need to look at very closely, because there are better ways. There are better alternatives. I've seen the ways of doing it -- make it smarter and better and more efficient for the community as a whole. I appreciate it, and thank you very much.

MS. MEYER: Patricia Humiston.

MS. HUMISTON: My name is Patricia Humiston. I live at 2839 Timber Court in Grand Prairie. We've lived here for 17 years. Half the time we don't lock our doors, and a good percent of the time we even forget to put our garage door down.

That will come to a grinding halt if this low-income housing project comes into the area. Now you've spoken to us. We've all spoken to you. And we're talking at one another. I want to know what you're obligated to tell us under the law.

What are our rights as residents? What are our rights under the law? What are you obligated to tell us? What defense do we have against government, attorneys and other people hired by the developer? Are you going to have a question-and-answer period?
Are you going to open this up? Or is this just us talking to you and you talking to us and we really get no answers and we have no feedback? Are you going to open this up to a question-and-answer period?

MS. MEYER: If we have time I will.

MS. HUMISTON: What does that mean? I'm willing to stay here. Are you all willing to stay here for answers? This is our lives. This is a business decision for you, or it's a political decision for you. This is our money. This is our lives.

I've worked hard to get here. Have you all? Does anybody here that's honest believe that these people have our interests at heart? Do you believe this woman is listening to you and caring what you're saying? Do you believe that she is going to go down to Austin and make a decision really considering everything which includes our interest?

MS. MEYER: Ma'am, we need you to address your comments to us.

MS. HUMISTON: Well, if I thought you were listening or cared, I probably would. I think you're here for window dressing. I've spoken to a lot of other citizens of other cities in the State of Texas where you have just -- your organization in this state that's paid
for unfortunately with my tax dollars has just stuffed these projects down cities' gullets.

And I want to know what are our recourses as citizens to speak against this and actually get something done. This is window dressing. I want to know what our rights are. What are you obligated to tell us by law, instead of just coming up here and just listening and going back and doing what you were going to do in the first place?

MS. MEYER: I'll walk through that process at the end of the hearing.

MS. HUMISTON: And then you're going to open it up to questions and answers.

MS. MEYER: If we have time I will. Yes.

MS. HUMISTON: What does that mean?

MS. MEYER: We have this school rented for a certain amount of time.

MS. HUMISTON: Well, since tax dollars of mine and these people's paid for this school, I'm sure this school would be glad to let you stay here.

MS. HUMISTON (daughter): I'm also Patricia Humiston. We were on there together.

MS. MEYER: Okay.

MS. HUMISTON (daughter): I'm also Patricia
Humiston. I'm her daughter. We are 17-and-a-half-year residents of Garden Oaks subdivision. I have grown up here. I attended Starrett Elementary, Hutchinson Junior High, Barnett Elementary the year it opened, and graduated in 1998 from James Bowie High School.

I've been involved in this community. I also attended Tarrant County Junior College, University of Texas at Arlington and Texas Christian University. At the City Council meeting we were preached to. We were told we were racist, biased, and that we did not know what was best for our community.

If we wanted to be preached to we would go to church. This is not wanted here. We have said no. The City Council has said no. And it is continuing. We have said no. When will what we have said make a difference to people in office?

That was actually a question. When we said no --

MS. MEYER: You're in public comment right now. So I'll answer the question --

MS. HUMISTON (daughter): Okay. Thank you.

MS. MEYER: Lisa Ray.

MS. RAY: Thank you for allowing me to speak. I only found out about this meeting at 10 after 6:00. I
don't live in Beacon Hill. I don't live in any of the communities immediately surrounding this area where the apartments are going in.

I live north of Kingswood. We don't have a homeowners association in my neighborhood, but I can assure you that if all the other immediate neighborhoods were aware of what was going on, even if we went door to door, we would have far more people in this room than what's here.

I am a realtor by trade. And I can tell you that I have had people come into this area. And by law I have to tell them about the possibility of a low-income housing coming into this immediate area. And I have had them pull out of this area.

I have seen people in panic put their houses on the market after they have had bought their dream home and thought that they were going to live here for multiple, multiple years, and in panic pull out, trying to retrieve something out of their investment, trying to protect their family and their kids.

We live in this area. We want to protect our kids. We do not need low-income housing. I'm going to give the rest of the time up so that we can have an answer-and-question session. Thank you.
MS. MEYER: Ted Smyers.

MR. SMYERS: Good evening. My name's Ted Smyers. Thank you for coming here this evening. I'm a concerned resident. I live at 4705 Magna Carta. That's not a raceway for everyone in case they're wondering, because I live in the second house over there and I get my fair share of activity.

Being an amateur drag race semi-expert, I know what it looks like when fast cars come hauling down the line. And I've got to tell you there's a place to race, and it's not on Magna Carta. I don't know where this is all going. The traffic congestion's pretty heavy.

My wife, Michelle, couldn't be here this evening, but she did inquire about speed bumps. Because Magna Carta's the alternate for 360 when it ever backs up, they cannot put speed bumps in there to regulate the speed on that road.

I served in the United States Navy for 23 years and two days. And I just want to say thank you to all my brother and sister veterans for being here also -- past, present and future. I got to tell you this is the first time I've ever bought a house. This is the first time I've ever owned a house.

Between aircraft carriers and submarines and
other patrolling vessels I know what crime looks like, and I know what hostile fire is. And I've got to tell you the first time -- I hope you listen to what I'm saying -- the first time hostile fire comes down my street, I will be there.

And when the Grand Prairie police show up I hope the investors, the developers appear in court to say their piece about this, because if a hate crime comes up are they going to be there? Possibly not, but the victims may.

I don't know where this is going. I can't see anything good about this. I lived in apartments. I've been a resident in Grand Prairie since 2000. I work in Grand Prairie at the 75050. I worked in the arms security industry.

I work in the liabilities industry. I carry liability all day long. And I go to some of the worst hot spots you can image. But that's because of the job. I'm a native Texan, born and raised in Fort Worth. The first time I buy a house, and I'm like, you got to be kidding me.

This isn't a good thing. I can't see any good to come out of this. I'm a member of Crossroads Christian Church. And I know that they have some things coming
along. I don't understand why they can't have a retirement, assisted living or something that would actually benefit the community, people who really need some help.

My mom and dad -- as I always tell people, listen, they're either still living in Texas or they're buried here. So my mom and dad are getting up in years, and it would be great to have them right down the road there -- something of that nature.

I don't know how that affects this board or this hearing, but there's got to be something better than what's about to happen here. Anyway I just want to say thank you to all my neighbors for showing up this evening.

God bless.

MS. MEYER: Michael Mullen.

MR. MULLEN: Thank you for allowing me to speak. I'm Michael Mullen. 4354 Walsh Lane, Grand Prairie, Texas. I've lived in east Arlington, west Grand Prairie since 1969 with the exception of the 23 years I served in the United States Navy.

I, too, have lived in military housing, apartments, traveled all through the world. And I know this project is nothing but bad. East Arlington, west Grand Prairie has always, since I've lived here, had a bad
reputation for being "the other side of the tracks."

We do not need to compound that reputation that we already have. The state -- if they have money to throw away, they need to throw it towards something positive, like extending 360 all the way down to Mansfield, for instance, to alleviate the traffic that's caused already by too much development too quickly.

Our schools are already to the point that they're -- Bowie High School's already at a comfortable level. We don't need to add more population to that school. Right now in Grand Prairie there is another apartment complex being built at the corner of 360 and Clairmont, right there on Watson Road.

There's also a movie theater getting ready to go in over there. We don't need another apartment complex. We've already got far too many feeding into the James Bowie High School, West Starrett, Barnett schools. Is the state going to put more money -- is your developer going to put more money in and put another school in to take care of the overflow?

I highly doubt it. It's just not going to happen. But I'm tired of all the development going in to drag this part of town down. If you're going to put this kind of project in, take it someplace where they enjoy the
overflow and the large crowd. Take it over to west Arlington to Martin High School area, where they like large populations.

Even though AISD doesn't need it, if you insist on putting it here, put it someplace where they want the growth. We don't need it. I agree we need something to be positive to the area, a retirement facility for older folks that still want to be active in the community. They can mentor at our schools and do something positive for us.

But we don't need this. I'm currently a school photographer. I travel all through the Metroplex, and I see the neighborhoods that this kind of project grows. It's like a cancer to the community. It just drags it down. Thank you.

MS. MEYER: Mark Nash.

MR. NASH: My name is Mark Nash. 2925 Billington Drive [phonetic]. I just want to comment on -- what was news to me is the racial bias. If you just cast your eyes around the room, you'll see there's people from a lot of different races. I'm from New Zealand. My neighbor's Scottish.

We have African-Americans. We have Hispanics. We have people from Asia. We have people from
everywhere. We're not trying to pick a fight with any one person. We just don't want this low-income housing. It's not about what color you are and how you talk. We just don't want the crime, et cetera.

And we don't need more cars. I mean, try driving Magna Carta or 360 any time of the day. Have fun with that. We just don't want it.

MS. MEYER: Wayne Sifre. Did he come back in? Okay. I don't have any other witness affirmation forms. Is there anybody else that would like to speak?

MS. ROWSEY: I just wanted to add, I have a 20- or 30-second drive --

MS. MEYER: Ma'am. You're going to have to come up here, and I need you to fill out this witness affirmation form.

MS. ROWSEY: Tony Rowsey, 2930 Sutton Drive. Wanted to know where is the documentation supporting the study showing that there is a demand for these apartments in this area. Myself, I'm a project manager for Cingular Wireless.

In my opinion, the jobs and transportation calls for a commute. I don't know about most of you in here. I commute 40 miles to work every day and home. And I don't see a need where there's not a public
transportation on this line or in the sector -- how that's going to benefit a low-income housing development, and people who work -- where they're going to work every day without this transportation.

I'm also concerned again about the overcrowding of our schools, potential increase in crime. We haven't been supplied with any statistics showing that this is good for our neighborhood. We just see that it's good for the developer, but we don't see where we're going to benefit from it.

So is there a way that they can provide information, maybe we can go back and look at it. We haven't seen. All we know is all the other. That's all I have.

MS. MEYER: Okay. Is there anybody else?

VOICE: I just want to ask a question --

MS. MEYER: Okay. Hold on just a second. Is there anybody else who would like to speak on record before I close the hearing? Anybody else who would like to speak? Because once I close the hearing it's done.

Okay. I'm going to adjourn the hearing. It is now 7:26 p.m.

(Whereupon, at 7:26 p.m., the hearing was adjourned.)
MS. MEYER: Okay. Now, I'll walk you through what the process is from this point. A copy of all the comments that have been made will be given to the board. A copy of this transcript will be available. It takes about two weeks. If you'd like to get a copy of that, you're more than welcome to have it. Most times they can send it to you electronically, so you are welcome to have it.

It will be posted to the TDHCA board website, which is in that packet of information, our website is on there. It will be posted seven days prior to the 27th. Now that is a tentative date.

This particular development may be bumped to another meeting, but that is -- it won't be bumped forward, but it may be bumped backwards -- I mean, it'll be bumped into the future, it won't be bumped -- moved up on you. It may even be later than the 27th. Right now it is tentatively scheduled for the 27th of June.

The question that was raised, is there, you know, information that you can get as far as what is the need that's in this area, there is a market study that was done by a third party analyst, and you are welcome to that. I don't know how big it is. Normally they're about 400 pages a piece, and there is a charge.
Unless I can get it electronically, and I don't know whether I have it electronically or not. If I do, I'll be glad to send it to you that way, otherwise I've got to make copies of it and it's normally about $20, $25 to get a copy of the market study. But you're welcome to it. It is public record.

Anything in the application is public record, except for the development financials, personal financials. But anything in the application, if you want to see a copy of that, it is public record and it is available for your site.

At this point, again, all comments that were made at this hearing, and also the question and answers will be given to our board for their decision making. Also, the previous decision from the local issuer will also be given to the board, so they have knowledge that it has been before the local issuer before, and they will have that information also.

You can speak directly to the board, if you wish to do that. Again, check the website, and you can check with me also to make sure that date doesn't change. Right now it tentatively is the 27th. If it gets bumped, I can let you know that. If it doesn't show up seven days prior to our board meeting, then it will not be on the
27th.

The whole entire board package for this particular transaction, everything that will be presented to the board will be available on our website. Now because this transcript is longer than usual, it's going to make for a big board package, so you're probably going to have to download several -- a couple hundred pages most likely.

But it is -- it's there for you to see, and you can see exactly what the TDHCA board will see and what they will be basing their decision on.

Are there any --

MALE VOICE: When will that be available?

MS. MEYER: It'll be seven days prior to the 27th. I don't know what that Thursday is, whatever date that is, the 20th?

FEMALE VOICE: Of June?

MS. MEYER: Of June. Yes, it'll be the Thursday -- no, wait, actually the 27th is on a Monday, I do believe, so it'll be the 20th, it will be the Monday --

Okay -- yes, sir? Hang on a second.

MALE VOICE: Beyond doing things like taking these, what's the best way to get this defeated?

MS. MEYER: I can't tell you the decision that
the TDHCA board will make. I will give all the facts that I have, and present everything to them. The board will make the decision.

MALE VOICE: Do we have contact names and numbers and e-mail for all those people on your website?

MS. MEYER: The contact information for the board is on the website.

MALE VOICE: Individuals?

MS. MEYER: Yes. And there are six members to the board. If you will go to the main page of our website, up at the very top it says About TDHCA. You will click on that link and it'll take you to another page and then over to the site that says governing board.

You'll click on that and it'll bring it up and tell you -- if you have any problems with that website, just call me, and I'll be glad to walk you through it. But that'll give you all the members of the board.

But -- right behind you, sir.

MALE VOICE: Because for many of us this is our first time dealing with your organization, your department, can you tell us how you go about making decisions, what criteria you use and then how big of an -- how big is our feedback, our input, weighted to your decision?
MS. MEYER: Okay, the question is, how much does the public input weigh on the decision. And it's not my decision, it's the board's. Okay, let me make that clear. All I do is give the information to the board, and all of the pertinent information that they take into consideration. I can't remember everything off the top of my head, but I'll try to give you a list.

They do look at the market feasibility, they look at the need for the area, which will be brought out in the underwriting report which will be in the board package, for your eyes, if you'd like to see that. They look at the need for the general region. They also look at impact on schools.

Community participation is a large part of the board's decision, and they weigh that very heavily when they make their decision. There is a list of all those the actual board decisions, and the things that go into their decision making, on our website. And I can direct you to it. If you'll just send me an e-mail, I'll be glad to send you the link and show exactly where it is.

There's a question back in the back.

MALE VOICE: Yes, you mentioned that the meeting will be held on the 27th. Is that an open meeting?
MS. MEYER: Do what now?

MALE VOICE: Is that an opening meeting?

MS. MEYER: Is the meeting on the 27th an open meeting? Yes, it is.

MALE VOICE: And where is the meeting held?

MS. MEYER: It will probably be at the capitol extension. It's going to be a rather large meeting. We also have the competitive 9 percent tax credit cycle, so it's going to be a rather large meeting, so bring a lunch if you're going to come.

It's just -- it's a very busy time, but it should be on the 27th and it should be over at the capitol extension in the auditorium. That will be posted to the website seven days prior to, then you'll know exactly where it is.

MALE VOICE: Well, we have the potential to be bumped. Is my understanding correctly --

MS. MEYER: There is a possibility of that. I can't tell you for sure right now, but that is a possibility. It will go into the future, no, it will not back up.

MALE VOICE: And I understand that. I know you're not going to decide to push it forward. The question is, if you want to attend this meeting, what I'm
hearing is, how often are the meetings held?

MS. MEYER: They're once a month usually.

MALE VOICE: Okay. So in other words, I should be prepared to [indiscernible] for one or two or three months to make sure that I can go to the meeting if I have to?

MS. MEYER: I don't know how to answer that question. Right now -- I mean, in -- we anticipate that it will be on the 27th. I have no reason to think that it's going to be bumped, but that -- it's always a possibility because of the amount of information that's going to be at that meeting. Some things get bumped.

So I can't give you that answer right now. It is scheduled for the 27th. That's all I can tell you right now.

Yes, sir?

MALE VOICE: I've got a dumb question. If this meeting was about a community here in Grand Prairie, why don't they have the meeting in Grand Prairie?

MS. MEYER: We tried to have it at a school that's close to the development site, and we picked a school that's -- you know, it's close to that site, and that's the reason --

MALE VOICE: No, this other meeting --
MALE VOICE: The 27th.

MALE VOICE: The 27th meeting.

MS. MEYER: Oh, the board meeting.

MALE VOICE: Yes, the board meeting.

MS. MEYER: It's in Austin. The board meeting is in Austin. All of the direct -- members of the board are all over the State of Texas, so they all meet in Austin.

MALE VOICE: Okay. Are they willing to come here? Are they willing to come here?

MS. MEYER: No, sir, they're not.

MALE VOICE: Okay, can they afford to come to Grand Prairie?

MS. MEYER: Because they come from all over the state, sir, it is going to be in Austin.

MALE VOICE: Could the board members afford to come to Grand Prairie?

MS. MEYER: The -- well, they could afford to come to Grand Prairie, sir, but it will be in Austin. That's all I'm telling you.

MALE VOICE: Why wouldn't they schedule a meeting to be in Grand Prairie, the decisions they'll be making are going to affect all the people immediately in Grand Prairie, and not Austin.
MS. MEYER: There's a lot of other things that the board is taking into the consideration besides --

MALE VOICE: -- one of the things that we heard about.

MS. MEYER: I understand that, sir, but there's the whole State of Texas that is involved here.

MALE VOICE: You just got the one thing.

MS. MEYER: Yes, sir.

MALE VOICE: Well, it seems like the board's all powerful here, and we need to know the voice of the people has been heard. Is the board appointed, or are these elected officials?

MS. MEYER: The board is appointed by the governor.

MALE VOICE: By who?

MS. MEYER: By the governor.

MALE VOICE: By the governor. Okay. So therefore the board if doesn't listen to us, then the government needs -- finding out about this at election time.

MALE VOICE: Okay, you heard that.

MS. MEYER: Yes, sir.

MALE VOICE: What's the ratio of approval or disapproval --
MS. MEYER: I can't answer that question. I mean, I don't know. I mean, I've been here for almost five years, so I can't tell you what -- answer on what -- I mean, they turn down -- decline some applications and they've approved others. So, I mean, I don't know the ratio.

Yes, ma'am.

FEMALE VOICE: Are all six current board members Governor Perry's appointees?

MS. MEYER: Yes, ma'am.

FEMALE VOICE: At this time, they're all Governor Perry's appointees.

MS. MEYER: All of the board members are appointees of Governor Perry.

FEMALE VOICE: Who's our member from this area? Do you know if there's a member on the board from this particular area --

MS. MEYER: Actually there's two board members that are in the Dallas/Fort Worth area. One is the board chair, Beth Anderson, and the other one is the vice chair, which is Kent Conine.

FEMALE VOICE: That was Beth Anderson and --

MS. MEYER: Beth Anderson and Kent Conine.

FEMALE VOICE: Okay. Thank you.
MS. MEYER: Yes, sir.

MALE VOICE: Is the developer required to give a contingency plan in the event that they do not get all of these units rented out, what they're going to do with those units, how are they going to get the money from those units, who's going to be allowed to get into those -- in the units that they can't get filled?

Because we already heard that there's enough apartments that are already -- in this area that are not filled. So we got another potential situation with more apartments that are going to be empty. Do they have a contingency kind of plan for that?

MS. MEYER: Well, they have a marketing plan just like any other apartment complex that -- I mean, any ordinary complex would have to market, to fill their tenancy. I mean, that would be the marketing plan of the developer. I mean, they do have debts, sir, that they have to meet, I mean, they have a mortgage so therefore they have got to rent the units.

Yes, ma'am.

FEMALE VOICE: This is my first time to be involved in something like this also, and my question is, I know that you're just the mediator and you're here to -- just to be here to -- I guess to gather information, and
obviously we're all opposing it.

Is there every an opportunity where we can come face to face with the developer where he can stand -- he or she can stand and talk to us and try and persuade us that it's a good thing? I mean, I don't think there's anything good about it either, but maybe there's something we don't know. I mean, why -- does that ever happen in this type of situation, where you come --

MS. MEYER: Sure.

FEMALE VOICE: -- face to face --

MS. MEYER: I mean, I'll be glad -- if you want to give me your name and number, I'll be glad to get in touch with him and make sure that they know you want to do that.

FEMALE VOICE: Okay.

MALE VOICE: No, we as a group want to do that.

MS. MEYER: She was just asking, so -- I mean, there's going to have to be a point person, but I mean, I can certainly, you know, help coordinate that.

Yes, ma'am.

FEMALE VOICE: I live right across from [indiscernible] apartments. For the last three years, I have been trying to convince Arlington School District to provide bussing from this side of 360 to the other side of
360, is there -- will the safety issue of the children be taken into account, those that have to walk across the three lanes -- the four lane highway and the six lane Camp Wisdom?

MS. MEYER: As far as the safety issue, I mean, as far as the state agency, I mean, the state agency would take that part of it into consideration for your comments. As far as providing that safety, the state's not responsible for that, and I don't know how we would do that.

Yes, sir.

MALE VOICE: Just to go on that, so they can understand, we live within a two mile radius, from the flag pole to direct contact of our house. If that makes any sense to you. It's hard to explain. But these houses, in prospects of where the Barnard [phonetic] junior high is, it's less than a quarter of mile away.

Yet you have to cross a major highway. And when you get low income housing, that brings low income to their cars, which means they may or may not have a car for transportation. So you're indicating the possibility that these kids aren't going to have transportation, do they go to school or not?

They skip school, you understand, I mean, our
tax dollars are increased because the school's attendance goes off how much we pay for the kids to go school. That's why we take our exams, we don't have to go to school, you still have the attendance for just one period so that our taxes are not high, but they're lower.

And when I take that accountability, and you bring in low rent housing apartments, crime increases, we have to pay for more officers. Why should we be held responsible for citizens of Texas and the U.S. to pay for more officers when we're the ones that imposed this in the first place? And that's all I wanted to say.

MS. MEYER: Okay. Yes, sir.

MALE VOICE: When do they set the agenda for this meeting? When is that blocked out so we know what's going to happen on that day?

MS. MEYER: It will actually be posted to the website the week prior to, but it's normally -- it will be posted to the Texas Register two days prior to that. So I think it's going to go up either the Thursday or the Friday prior to the meeting -- the posting to the website on Monday.

You can get that agenda. It will be the first thing that'll come up whenever you pull up the board package. And I'll walk you through that here in just a
second.

MALE VOICE: -- the day of the meeting. It's up prior to that, so we could go to the Austin one.

MS. MEYER: If it's on the -- if it's posted to the website, then it should be at the meeting. The only thing I can tell you, every now and then, if -- because it's within the tax credit cycle, every now and then, if they lose a quorum and the board cannot vote, then everything else that's left on the agenda is bumped to the next meeting.

That has happened on very rare occasions. Actually, it's only happened twice since I've been there, in the almost five years I've been with the Department.

So -- but that occasionally -- it may happen.

Yes, ma'am.

FEMALE VOICE: A six person board, for approval or disapproval, is it a unanimous approval or disapproval, or a majority --

MS. MEYER: It's a majority vote.

FEMALE VOICE: So four people could decide, I mean?

MS. MEYER: That's correct.

MALE VOICE: What if it's three and three?

MS. MEYER: If it's three and three, it's not
approval. It does not pass.

In the back.

FEMALE VOICE: What types of bonds, what are they called?

MS. MEYER: It -- the type of bond, it's private activity bonds.

FEMALE VOICE: Is there a number or alphabet designation to them?

MS. MEYER: I'm not sure -- I'm not understanding. They're housing revenue bonds, if that --

FEMALE VOICE: There's a couple of types of bonds, and I need to know exactly those area.

MS. MEYER: They're housing revenue bonds. That's all I can tell you. They're a type of municipal bond.

Yes, ma'am.

FEMALE VOICE: Would you say the vote depends on the criteria, the market feasibility impact, I mean, with all these groups opposing as a community, it should be a unanimous decision, I would think. Is there something that you see in the track record, like based on community feedback where, we've been in a home meeting, we voiced how we feel about it, how we're opposed.

And when you're saying the criteria is based on
the impact on the community, the traffic, the participation, which -- these things are all mentioned and we need to be brought back to them. In the past where you've had other cities or communities voice their opposition to these same type of developments, what type of outcomes have you received?

MS. MEYER: I've seen them go both ways. And it depends on the comments that are made, and that's why a complete transcript is given to the board members to read, so they see all the comments. Also, anything that is e-mailed or faxed to me, any of those letters, all that is -- it's compiled into the public record, and that's also given to the board.

So it -- the board makes its decision, and I mean, I've seen them go both ways. So I can't tell you which way it will go.

Well, hang on a second. Yes, ma'am.

FEMALE VOICE: She's asking you, and the gentleman up there is asking the same question. You worked there for five years, I think you might know the veto and approval rate on this.

I don't believe that -- I mean I have a really hard time believing that you can't answer the question, and his question, so what is the rate of approval. I
really do want to know that, and I find it hard to believe that you can't get that answer. And I mean that totally, honestly.

MS. MEYER: And I mean it totally, honesty, I can't give you an exact answer as to what that is. If you'd like me to --

FEMALE VOICE: What the approval rate on these kind of things are? That's a very simple -- I mean, that's got to be a very simple answer.

MS. MEYER: No, it's actually not, because you're taking -- you're lumping all of the developments all into one category, and they're not. Each individual complex is made a separate decision on. So I really can't answer that question.

FEMALE VOICE: How many times do they vote on low income housing projects, a year?

MS. MEYER: Probably about 300. I mean, if you take into consideration all the tax credits, there are also local issuers, but they also have to vote on tax credits, and then you have TDHCA as a bond issuer and a tax credit. So, yes, they make a decision on, you know, approximately 300 applications a year.

So, no, I cannot answer that question. I cannot -- if you want to ask for a public record and get
that specific information, I'll be glad to do it for you, but off the top of my head, no, I can't answer the question.

Yes, sir.

MALE VOICE: Given everything that you've just said regarding the board, who writes the executive summary for the board members to read? They're not going to read 400 pages for 300 votes. It's impossible. They're not going to do it.

So who writes the executive summary to give to the board, just like any military operation does, the government does, here's what we think you should do here. Who writes that? Somebody writes it. These board members do not sit down and read 400 pages, and also would be lying if they said they did.

MS. MEYER: Okay. I wouldn't say that to my board members, because they will take offense to that, because they do read it. But as far as -- there is a summary that is given. I will be writing that summary.

MALE VOICE: Okay.

MS. MEYER: Actually there's a front page and then there's a board write up that goes into a lot of information. It tells the players, all the players in the deal, it gives the bond structure, it gives the credit
enhancement, it goes through a lot of information.

There is a staff recommendation, and that --

MALE VOICE: Is that you?

MS. MEYER: Our executive committee will actually do that, and that is also done prior to the board meeting, before it is posted to the website. So there will be a staff recommendation that will come out of committee.

MALE VOICE: Is that all public record as well?

MS. MEYER: Hang on a second. I'm sorry?

MALE VOICE: Is that all public record as well?

MS. MEYER: Yes.

Yes, ma'am.

FEMALE VOICE: You were just saying that you normally write the board's summary --

MS. MEYER: I put the whole board package together.

FEMALE VOICE: Okay. In your opinion, since you've been here, you heard this and you've done this in the past, what is your opinion of this passing?

MS. MEYER: I have no opinion whatsoever. I am not stupid enough to do that, so, no way, I won't be put on that spot.

Yes, ma'am.
FEMALE VOICE: What can we do in addition to everything we've done to voice our opinion, even more strongly, that we are opposed to this?

MS. MEYER: If you want to show up at the board meeting and talk to the board directly, you are more than welcome to do that. I make it a very personal part of my job to make sure that the board gets an objective summary.

I do not sway either way. I can sit here and listen to all your comments, I can agree or disagree with every comment that's made here. But the board will get an objective opinion. You will see that when you see the board package. It will not be swayed either way.

Yes, sir.

MALE VOICE: If the board in Austin decides to push this by majority vote, is there a process that you go to veto, not veto, but to vote against?

MS. MEYER: Once the board makes a decision, that's it. It is final.

MALE VOICE: So is it logical to have an attorney that we choose to represent our --

MS. MEYER: Do what now? You're on your own with legal representation.

Yes, ma'am.

FEMALE VOICE: There's been a couple of
questions about the board, and I just have two. They're all appointed by the governor, are they appointed with the same term, or are they staggering terms?

MS. MEYER: They're staggered terms.

FEMALE VOICE: And is it two years, three years --

MS. MEYER: Two years. And actually, two of ours were just confirmed this past week.

FEMALE VOICE: And what is the background of the board members as far as qualifications to appoint them, or what -- do they have backgrounds dealing with the housing developments and real estate, or does he just appoint anyone?

MS. MEYER: Okay, I'll try to give you a background on each one. And actually there is a bio on each one of our board members. Our board chair is a computer consultant, and she is very well versed in housing. She's been on the board for several years. This is, I do believe, her second term.

Commissioner Kent Conine, which is our vice chair, is a developer himself. Mr. Shadrick Boganny, which is out of Houston, is a broker in the Houston area. Let's see, Vidal Gonzales is a financial person. We have Mayor Salinas out of Mission, Texas, and Patrick -- now I
forgot my other -- Patrick -- oh, golly, he's going to kill me -- Patrick Gordon is an attorney in the El Paso area.

And I think I've got all six of them on there. I don't think I forgot anybody.

Yes, ma'am.

FEMALE VOICE: Okay, so you mentioned -- some of them are brokers, some are real -- or not real estate, but you mentioned a broker and a --

MS. MEYER: Developer?

FEMALE VOICE: -- developer, so that sounds like, to me, they'd probably be in the interest of the developer. They're going to be on their side, and not ours.

MS. MEYER: No, actually they ask a lot of questions of developers. If you'd like to actually see that in action, I would strongly suggest you attend the board meeting and you will see those questions asked. They do not just pass over for the development community.

MALE VOICE: I have two questions. One, you mentioned that there is a staff that helps you develop that synopsis, that summary. Who are the members of that staff that --

MS. MEYER: I do the board package.
MALE VOICE: Okay. I thought I heard you say there was a staff.

MS. MEYER: Well, there's two staff members that work with me. I actually do the board package.

MALE VOICE: Okay. My second question is, I just saw that income, or the rent, it ranges from $700 to $1,000 a month. How many -- what percentage of residents are going to be subsidized, and who's subsidizing, where does that income come from to subsidize their housing?

MS. MEYER: If you're asking -- if your question is, is there Section 8 tenancy of that -- involved, with these developments, under fair housing, they cannot deny anyone with a Section 8 voucher. However, anyone under Section 8 also has to -- they have to be approved through the other requirements as any other tenant.

So if there's any subsidy, it would be a Section 8 voucher and they would still have to qualify under the same criteria as any other tenant.

Yes, ma'am.

FEMALE VOICE: Well, I don't understand that, is this a lie, or -- unless I'm just -- it says, is this Section 8 housing, and it says, no. Very bold, no.

MS. MEYER: No, it's not Section 8 housing.
His question was, would they be allowed -- voucher holders be allowed to live there. And under fair housing, there's no way that they could say no.

FEMALE VOICE: So it could turn into --

MALE VOICE: Correct.

MS. MEYER: No, I mean, they have to allow Section 8 tenancy, however, they have to qualify just as any other tenant would. So I mean, you -- and I don't know what the developer's qualifications for his tenancy is.

Yes, ma'am.

FEMALE VOICE: I thought you said it was a majority vote. Is it a simple majority vote so if only five board members show up.

MS. MEYER: That --

FEMALE VOICE: Do all six have to be there?

MS. MEYER: No, all six have -- they have to have a quorum, at least four board members have to be there. But for that particular -- because that is our tax credit, and that's one of biggest cycles that we have, as far as I know, all six of our board members will be at that hearing.

Yes, sir.

MALE VOICE: But in the event that all six are
not there, is it just a simple majority. If four show up, is it -- if it's three to one, does it pass?

MS. MEYER: Right.

MALE VOICE: And if someone abstains, is it simple majority of the remaining members who vote?

MS. MEYER: Yes.

Yes, ma'am.

FEMALE VOICE: Who pays for the marketing study?

MS. MEYER: The developer actually has to pay for all costs involved with the development.

FEMALE VOICE: So the developer has paid for the marketing study.

MS. MEYER: The developer has paid for the market study, however, he has to choose a market analyst that's approved by the Department.

Yes, sir.

MALE VOICE: Because this is the federal government, why do we go through all these three processes, we go to the city, it was denied, we go to the Tarrant County, and it was denied. Now we're going to the state.

MS. MEYER: That's because the applicant has shown -- has chosen to submit an application through the
process and it's his right to do that.

FEMALE VOICE: Can I just say, the developer does not expect us to go to -- he thought it would be dead a long time ago.

MS. MEYER: Yes, sir.

MALE VOICE: What time of day will that meeting start?

MS. MEYER: Most likely it's going to start at either 8:00 or 8:30 because it is going to be a long meeting. So like I said --

MALE VOICE: Is that a.m. --

MS. MEYER: -- pack a lunch.

MALE VOICE: -- I'm sorry, a.m., right?

MS. MEYER: A.m., not p.m.

FEMALE VOICE: They're going to be there the whole day? Is there a time slot for this meeting, specific meeting, or will there be --

MS. MEYER: I don't know what the agenda's going to look like at that point.

FEMALE VOICE: If we find out the agenda prior, we can come in at 2:00 rather than be there at 8:00?

MS. MEYER: I can't give you that, because every now and then, the Chair will rearrange the agenda, so --
MALE VOICE: Will that agenda be present the meeting?

MS. MEYER: Yes, it will be posted to the website seven days prior to the board meeting.

Any other question? Yes, sir.

MALE VOICE: The information that my neighbor just -- you know, the City of Grand Prairie said, no; Tarrant County said, no; and now the developer has gone -- they said, no. Does that information -- is that reaching the board? They can also use that information, but will they also see that in making their decision?

MS. MEYER: They will have the information that the prior -- it was turned down by a local issuer, that's correct.

MALE VOICE: By the prior government officials who elected out here.

MS. MEYER: That's correct. I said at the very beginning, it will.

MALE VOICE: Just reiterating.

MS. MEYER: Okay.

Yes, sir.

MALE VOICE: You just said that in addition to the governor appointing the board members, you said two were just confirmed. Who confirms them?
MS. MEYER: The governor.

MALE VOICE: No, he appoints them, there's no --

MS. MEYER: Well, there's an official ceremony every year.

MALE VOICE: There's no committee, it's in the legislature, the government, the governor --

MS. MEYER: There is a committee with the governor. Now, I can't tell you who that is.

MALE VOICE: No, it's not from the legislature, it's in the executive branch, the federal government, appointments have been confirmed by Congress. The state legislation doesn't have to confirm these?

MS. MEYER: That I can't answer. I don't know.

MALE VOICE: Because that's important to us because we know legislatures that have a say in this, when these people come up through reappointment, we'll have a say in it also.

MS. MEYER: All your state legislators have a say in this development, I'll tell you that right now. And so does your Congressman.

FEMALE VOICE: We need to start watching those.

MS. MEYER: Yes, ma'am.

FEMALE VOICE: I have a question. When did
$978 a month in rent become affordable? For somebody that's making $33,840, that's one third of their income. I mean, how will the person or family be able to do that without some other subsidy as well?

MS. MEYER: The incomes are -- the income limits are based on family size. So, I mean, I can -- that's -- actually, that information is on our website, and I'll be glad to show you exactly where it is. But, I mean, it goes through all the income levels and the size of families, and that income increases as the size of the family increases.

FEMALE VOICE: It increases as the size of the family increases?

MS. MEYER: Right.

FEMALE VOICE: So does government subsidation.

MALE VOICE: Correct.

MS. MEYER: Like if you had -- okay, let's say you have a single --

FEMALE VOICE: The more children you have, the less disposable income you have for rent.

MS. MEYER: That's true. I understand that person. But those income levels are available on our website, and you can walk through.

FEMALE VOICE: Almost $1,000 a month now is
considered affordable?

MS. MEYER: For that particular -- you know, for a three bedroom, yes, because you're looking at a five member family.

MALE VOICE: I don't think that income will make a fine housing area.

MS. MEYER: There's another question over here. Yes, sir.

MALE VOICE: Is there a limit on how many people the developer put in each apartment, like the one bedroom apartment, is that like five adults or is there some kind of a limit?

MS. MEYER: Under HUD regulations, it's two persons per bedroom. And that's what our compliance department will monitor for.

MALE VOICE: Two people per bedroom --

MS. MEYER: Two people per bedroom.

MALE VOICE: And this includes kids too?

MS. MEYER: That includes kids. I mean, that's -- if you have a family of four, then they can be in a two bedroom. That would be husband and wife and two kids.

MALE VOICE: And how do they know it's a family of four, not a family of eight?
MS. MEYER: They're going to monitor for that. Are there any other questions?

MALE VOICE: Yes.

MS. MEYER: Yes, sir.

MALE VOICE: Who monitors it, your compliance staff?

MS. MEYER: Yes, sir.

MALE VOICE: Do you have local people?

MS. MEYER: We have -- well, no, all our compliance staff is in Austin.

MALE VOICE: In Austin. Well, how often do they come over here, up to Grand Prairie, to monitor?

MS. MEYER: Well, it depends on what the monitoring schedule is for that particular --

MALE VOICE: How many complexes does he monitor? I mean, it seems like you read in the paper, all state offices, everybody's overworked and they -- you know, child welfare doesn't even take care of the kids, so do they ever look at apartments?

MS. MEYER: Well, we have between 2,000 and 2500 apartment complexes that we monitor, and there's -- actually, I don't know how big our compliance department is now. It's the largest division within --

MALE VOICE: Approximately.
MS. MEYER: Forty people? I don't know.

MALE VOICE: Forty people for 2,000 apartment complexes? That means a lot of people in a lot of complexes.

MS. MEYER: Yes, sir.

MALE VOICE: Is there a definite length of time that this meeting will have to end? Like it starts at 8:00 and have to end -- you know, how many hours?

MS. MEYER: Well, it's just like the legislature, they will go all night, if they so choose. Now most of the board members won't stick around for that long. I don't think they'll keep a quorum that long.

But this -- like I said, this is one of the biggest meetings that we have on an annual basis, the June meeting and the July meeting. So the board members realize that it's going to be a long day.

MALE VOICE: But if everything isn't reached, do you go onto the next day or do you have to wait another month for it to happen again?

MS. MEYER: There is a possibility that there will be two meetings in July, which would be, one, I think is on the 14th, and then one would be on the 27th. Right now there's only one scheduled and it is on the 27th of July. If they so choose to bump something, then there may
be a second meeting in July to where those would move only for two weeks.

Yes, ma'am.

FEMALE VOICE: How many people make up a quorum of that board, that have to be there?

MS. MEYER: They have to have four present.

FEMALE VOICE: Okay.

MS. MEYER: Yes, sir.

MALE VOICE: If you were in our shoes, what initial steps would you take to try and persuade the board members not to vote a certain way, or to persuade them to vote one way or the other? What steps would you take if you were in our shoes?

MS. MEYER: I've already told you everything that you can do. One is this public hearing, and the board will get all of that information. If you want to send an additional e-mail or fax, that will also be recorded. If you want to speak directly to the board, you can do that also. Those are your avenues.

Anybody else? We cleared the room.

(No response.)

MS. MEYER: Okay, I appreciate all of you coming here -- one last question.

MALE VOICE: The seven days before, the time
that's posted, are you saying -- you said something about I think the Chair can rearrange it. Can they rearrange it after that seven days they're supposed to have it --

MS. MEYER: The Chair can rearrange the agenda the day of the board meeting. That's why I'm saying, if you plan to attend, then I would be there when it starts. I can't tell you what will happen.

Sometimes there's elected officials that are there that have to get their comments in, and they want something to be heard, and therefore the board Chair may choose to move something forward for an elected official, if she chose to do that. And she can do that.

MALE VOICE: The meeting time is actually 8:00 --

MS. MEYER: Well, I don't know exactly what time it's going to start.

MALE VOICE: I don't mean our particular part of it, but when do the legislators meet? How early do they meet? Is 8:00 early enough to be there?

MS. MEYER: Right. I mean, normally they don't start a board meeting before 8:00.

MALE VOICE: Thank you.

MS. MEYER: But that agenda will be posted seven days prior to -- on the 20th. I've got that
instilled in my brain because I had to have the board package out. But the agenda will be the very first thing that comes up whenever you pull up the board package.

Now, it's going to be huge. I will let you know that now. So if you try to open it, it may take a little time to open. But that will be the first thing on the agenda -- the agenda will be the first thing that comes up.

It will tell you exactly where, which it should be at the capitol and it should be in the auditorium, which is where it usually is. I can't swear to that, but that's where it usually is for this particular meeting. And also give you exactly where in the capitol extension that it will be. And it will give you the time that it will start.

MALE VOICE: Thank you.

MALE VOICE: Robbye, please, your summary, your package that you're putting together, is that available online at the time as well, or is that after the meeting?

MS. MEYER: No, that will be posted to the website seven days prior to. That's --

MALE VOICE: Oh, I missed that. I'm sorry.

MS. MEYER: Okay. Yes, everything that the board will see, that will be presented to the board,
unless a legislator pulls something out of that in between that time, that's the only thing usually that will be added, but everything that will be presented to the board will be available on the website seven days prior to.

Well, I appreciate your patience in all of this. I appreciate you putting in the time to come down and voice your opinions. Again, you are welcome to attend the board meeting, and address the board members personally if you would like to do so.

Again, my information, contact information, my phone number, my e-mail address, fax numbers, the website, everything is on the very back page of the handout, if you so chose to pick one of those up.

Thank you.

(Whereupon, at 8:05 p.m., the hearing was concluded.)
CERTIFICATE

IN RE: Prairie Ranch Apartments
LOCATION: Grand Prairie, Texas
DATE: May 23, 2005

I do hereby certify that the foregoing pages, numbers 1 through 91, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Barbara Wall before the Texas Department of Housing and Community Affairs.

5/27/2005
(Transcriber) (Date)

On the Record Reporting
3307 Northland, Suite 315
Austin, Texas 78731
RESOLUTION NO. 4057

A RESOLUTION OPPOSING THE ISSUANCE OF HOUSING TAX CREDITS TO ARDC GPWEST, LTD. FOR THE PROPOSED PRAIRIE RANCH MULTI-FAMILY PROJECT.

WHEREAS, ARDC GPwest, Ltd. Has made application to the Texas Department of Housing and Community Affairs for the issuance of Housing Tax Credits to finance the proposed GP Ranch West Apartments (Prairie Ranch project); and

WHEREAS, the city has a long history of supporting affordable housing and currently has 2,241 Housing Choice Vouchers and five tax credit apartment properties; and

WHEREAS, the city finds the current proposal inconsistent with city plans for the area and existing infrastructure, and

WHEREAS, the Tarrant County Housing Finance Corporation has denied the ARDC GPwest, Ltd. request for Housing Tax Credits; and

WHEREAS, Judge Jerry Buchmeyer in the 1996 Walker Decision exempted the City of Grand Prairie from the requirement that HUD instigate additional housing programs; and

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The City Council opposes the issuance of Housing Tax Credits to ARDC GPwest, Ltd. for the Prairie Ranch multi-family development.


ATTEST:

Catherine E. DiMeglio
City Secretary

APPROVED:

Charles Lang
Mayor

APPROVED AS TO FORM:

Donald Postell
City Attorney
Action Item

Approval of Section 8 5-Year and 2005 Annual Public Housing Agency (PHA) Plans.

Required Action

Staff recommends approval of the proposed 5-Year and 2005 PHA Plans for the Texas Department of Housing and Community Affairs (Department) Section 8 Program written in compliance with 42 U.S.C.1437(c-1)(a) and (b). These plans will be submitted to HUD following the Board’s review and approval.

Background

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the Five-Year Plan, which each PHA submits to HUD once every fifth PHA fiscal year, and the Annual Plan, which is submitted to HUD every year.

Section 511 of the Quality Housing and Work Responsibility Act (QHWRA), (Public Law No. 105-276), signed into law on October 21, 1998, made several changes to the requirements for entities which administer the Section 8 housing choice voucher program. The 5-Year Plan describes the mission of the agency and the long range goals and objectives for achieving the mission over the subsequent 5 years. 42 U.S.C. 1437(c-1)(b) requires public housing agencies such as the Department to submit an Annual Plan which provides information about program operations and services, the strategy for handling operational concerns, residents’ concerns and needs, and services for the upcoming fiscal year. Any local, regional, or state agency that receives funds to operate a Section 8 tenant-based assistance (voucher) program must submit a PHA Plan.

To ensure public participation, the Department appointed a Resident Advisory Board, which consists of all tenants with active Section 8 contracts, to review and comment on the proposed 5 Year/2005 Annual Plan. In addition, the Department made available for review the PHA Plan, including attachments and supporting documents, at the Department’s Administration Office on weekdays between 8:00 am and 4:30 pm; the Local Operator offices; and the Department’s website at: www.tdhca.state.tx.us.
The Department held a Public Hearing on February 9, 2005. Advocates for persons with disabilities attended the hearing. All written comments are included in the plan.
U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans
5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES
PHA Plan
Agency Identification

PHA Name: Texas Department of Housing and Community Affairs

PHA Number: TX901

PHA Fiscal Year Beginning: (07/2005)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)
- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)
- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☒ Main administrative office of the State government
- ☐ Public library
- ☒ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)
- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)
A. Mission
State the PHA’s mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA’s jurisdiction. (select one of the choices below)

☒ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☐ The PHA’s mission is: (state mission here)

B. Goals
The goals and objectives listed below are derived from HUD’s strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing
Objectives:
☒ Apply for additional rental vouchers:
☐ Reduce public housing vacancies:
☐ Leverage private or other public funds to create additional housing opportunities:
☐ Acquire or build units or developments
☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
☐ Improve public housing management: (PHAS score)
☒ Improve voucher management: (SEMAP score)
☐ Increase customer satisfaction:
☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
☐ Renovate or modernize public housing units:
☐ Demolish or dispose of obsolete public housing:
☐ Provide replacement public housing:
☐ Provide replacement vouchers:
PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients’ employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

**Other PHA Goals and Objectives: (list below)**

1. To provide improved living conditions for very low income families while maintaining their rent payments at an affordable level.

2. To provide decent, safe and sanitary housing for eligible participants.

3. To promote freedom of housing choice and integrated housing for low income and minority families.

4. To provide an incentive to private property owners to rent to lower income families or individuals by providing timely assistance payments.

5. Continue to assess and improve administrative processes and procedures to minimize audit findings.

6. Continue to evaluate the quality and performance of Local Operators.
Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☐ Standard Plan

Streamlined Plan:
☐ High Performing PHA
☐ Small Agency (<250 Public Housing Units)
☒ Administering Section 8 Only

☐ Troubled Agency Plan

Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Department will continue to work for the maximum utilization of its Section 8 vouchers. The Department will continue to work with various Public Housing Authorities, Lenders, Builders, the U. S. Department of Agriculture, Rural Development Program and HUD, to implement a demonstration project for Section 8 Homeownership. The Department will continue to administer its Project Access vouchers to serve the disability community impacted by the Olmstead Decision. The Department will continue to work closely with other programs, such as the Texas Health and Human Services Commission administering the Temporary Assistance to Needy Families (TANF) Program, and the State’s local PHAs to improve the living conditions of Section 8 residents and to address the affordable housing needs of the citizens of Texas.

iii. Annual Plan Table of Contents
[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments
Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:
☐ Admissions Policy for Deconcentration
☐ FY 2005 Capital Fund Program Annual Statement
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:
☒ PHA Management Organizational Chart
☐ FY 2005 Capital Fund Program 5 Year Action Plan
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review
Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<table>
<thead>
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<th>Applicable &amp; On Display</th>
<th>Supporting Document</th>
<th>Applicable Plan Component</th>
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<td>PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations</td>
<td>5 Year and Annual Plans</td>
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<td>State/Local Government Certification of Consistency with the Consolidated Plan</td>
<td>5 Year and Annual Plans</td>
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<td>Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair</td>
<td>5 Year and Annual Plans</td>
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<td>X</td>
<td>Housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.</td>
<td>Annual Plan: Housing Needs</td>
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<tr>
<td>N/A</td>
<td>Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction</td>
<td>Annual Plan: Housing Needs</td>
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<tr>
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<td>Most recent board-approved operating budget for the public housing program</td>
<td>Annual Plan: Financial Resources;</td>
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<td>N/A</td>
<td>Public Housing Admissions and (Continued) Occupancy Policy (A&amp;O), which includes the Tenant Selection and Assignment Plan [TSAP]</td>
<td>Annual Plan: Eligibility, Selection, and Admissions Policies</td>
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<td>Annual Plan: Eligibility, Selection, and Admissions Policies</td>
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<td>Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis</td>
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## List of Supporting Documents Available for Review

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<tr>
<td>N/A</td>
<td>The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year</td>
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<td>N/A</td>
<td>Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant</td>
<td>Annual Plan: Capital Needs</td>
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<tr>
<td>N/A</td>
<td>Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)</td>
<td>Annual Plan: Capital Needs</td>
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<tr>
<td>N/A</td>
<td>Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing</td>
<td>Annual Plan: Capital Needs</td>
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<td>N/A</td>
<td>Approved or submitted applications for demolition and/or disposition of public housing</td>
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<td>Approved or submitted applications for designation of public housing (Designated Housing Plans)</td>
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<td>N/A</td>
<td>Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act</td>
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<td>Annual Plan: Safety and Crime Prevention</td>
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<td>The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA’s response to any findings</td>
<td>Annual Plan: Annual Audit</td>
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<td>N/A</td>
<td>Troubled PHAs: MOA/Recovery Plan</td>
<td>Troubled PHAs</td>
</tr>
<tr>
<td>N/A</td>
<td>Other supporting documents (optional) (list individually; use as many lines as necessary)</td>
<td>(specify as needed)</td>
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1. Statement of Housing Needs
[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>4,410</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>3,071</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>1,502</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Elderly</td>
<td>1,228</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>1,683</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>White</td>
<td>4,503</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>Black</td>
<td>2,107</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>Hisp.</td>
<td>3,136</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>Other</td>
<td>234</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

TDHCA Houston District:

**Cities**
- Sealy
- Sweeny
- Anahuac
- Columbus, Eagle Lake, Weimar
- Needville
- Dickinson, Hitchcock, League City
- Kemah & County
- Hearne
- Hempstead, Waller, Prairie View
- El Campo, Wharton

**Counties**
- Austin
- Brazoria
- Chambers
- Colorado
- Ft. Bend
- Galveston
- Robertson
- Waller
- Wharton
# Dallas - Housing Needs of Families in the Jurisdiction by Family Type

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>2,171</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>1,503</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>1,033</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Elderly</td>
<td>980</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>1,206</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity White</td>
<td>2,520</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity Black</td>
<td>1,163</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity Hisp.</td>
<td>1,460</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity Other</td>
<td>123</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

## TDHCA Dallas (Ft. Worth) Jurisdiction:

### Cities
- Clifton, China Spring & County
- Comanche, DeLeon, Gustine
- Ozona
- Pilot Point, Sanger
- Ennis, Italy, Waxahachie
- Dublin
- Marlin, Rosebud & County
- Fairfield, Teague & County
- Alvarado, Keene
- Kosse
- Mason
- McGregor
- Menard
- Blooming Grove, Kerens
- El Dorado

### Counties
- Bosque
- Comanche
- Crockett
- Denton
- Ellis
- Erath
- Falls
- Freestone
- Johnson
- Limestone
- Mason
- McLennan
- Menard
- Navarro
- Schleicher
### San Antonio - Housing Needs of Families in the Jurisdiction by Family Type

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Afford-ability</th>
<th>Supply</th>
<th>Quality</th>
<th>Access-ability</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>1,900</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>1,278</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>927</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Elderly</td>
<td>1,050</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>1,123</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>2,604</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Black</td>
<td>292</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Hisp.</td>
<td>1,745</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td>82</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### San Antonio TDHCA Jurisdiction:

**Cities**
- Rockport
- Lytle
- Bertram, Marble Falls
- Luling, Lockhart & County
- Marion
- Alice & County
- Kerrville
- Giddings, Lexington & County
- George West
- Llano
- Hondo, Natalia
- Bishop, Robstown & County

**Counties**
- Aransas
- Atacosa
- Burnet
- Caldwell
- Guadalupe
- Jim Wells
- Kerr
- Lee
- Live Oak
- Llano
- Medina
- Nueces
What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
  
  Indicate year: 2005

- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

- American Housing Survey data
  
  Indicate year:

- Other housing market study
  
  Indicate year:

- Other sources: (list and indicate year of information)
  
  2000 U. S. Census

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<table>
<thead>
<tr>
<th>Waiting list type: (select one)</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 8 tenant-based assistance</td>
<td>897</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Public Housing</td>
<td>N/A</td>
<td>N/A</td>
<td>No demographics in data base</td>
</tr>
<tr>
<td>Combined Section 8 and Public Housing</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

If used, identify which development/subjurisdiction:

- Families with children: 691, 77%
- Elderly families: 21, 2%
- Families with: 85, 9%
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Characteristics by Bedroom Size (Public Housing Only)</th>
<th>1BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
<th>5+ BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Is the waiting list closed (select one)? ❏ No ❑ Yes

If yes:
- How long has it been closed (# of months) 12 or more.
- Does the PHA expect to reopen the list in the PHA Plan year? ❑ No ❏ Yes
- Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ❑ No ❏ Yes

---

### C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

#### (1) Strategies

**Need**: Shortage of affordable housing for all eligible populations

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- [ ] Employ effective maintenance and management policies to minimize the number of public housing units off-line
- [ ] Reduce turnover time for vacated public housing units
- [ ] Reduce time to renovate public housing units
Seek replacement of public housing units lost to the inventory through mixed finance development

Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI
Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

- Employ admissions preferences aimed at families who are working
Adopt rent policies to support and encourage work

Other: (list below)

Housing Assistance – In addition to the Department’s own efforts to address the affordable housing needs of extremely low income Texans, the 78th Texas Legislature passed an appropriations rider to TDHCA’s enabling legislation that requires the housing finance division to “adopt an annual goal to apply a minimum of $30,000,000 of the division’s total housing funds toward housing assistance for individuals and families earning less than the following:

- 1 person household: $13,000
- 2 person household $16,000
- 3 person household $17,000
- 4 person household $19,000
- 5 person household $21,000

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☐ Seek designation of public housing for the elderly
☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☐ Affirmatively market to local non-profit agencies that assist families with disabilities
☒ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

☑ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☑ Market the section 8 program to owners outside of areas of poverty/ minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

☑ Funding constraints
☐ Staffing constraints
☐ Limited availability of sites for assisted housing
☑ Extent to which particular housing needs are met by other organizations in the community
☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☑ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
☐ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
☑ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.
# Financial Resources: Planned Sources and Uses

<table>
<thead>
<tr>
<th>Sources</th>
<th>Planned $</th>
<th>Planned Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Federal Grants (FY 2005 grants)</strong></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>a) Public Housing Operating Fund</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>b) Public Housing Capital Fund</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>c) HOPE VI Revitalization</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>d) HOPE VI Demolition</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>e) Annual Contributions for Section 8 Tenant-Based Assistance</td>
<td>$7,817,645</td>
<td></td>
</tr>
<tr>
<td>f) Public Housing Drug Elimination Program (including any Technical Assistance funds)</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>g) Resident Opportunity and Self-Sufficiency Grants</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>h) Community Development Block Grant</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>i) HOME</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Other Federal Grants (list below)</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>2. Prior Year Federal Grants (unobligated funds only) (list below)</strong></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>3. Public Housing Dwelling Rental Income</strong></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>4. Other income (list below)</strong></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>4. Non-federal sources (list below)</strong></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Total resources</strong></td>
<td>$7,817,645</td>
<td></td>
</tr>
</tbody>
</table>
3. PHA Policies Governing Eligibility, Selection, and Admissions
[24 CFR Part 903.7 9 (c)]

A. Public Housing
Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A. (*N/A to AGENCY)

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
   - When families are within a certain number of being offered a unit: (state number)
   - When families are within a certain time of being offered a unit: (state time)
   - Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
   - Criminal or Drug-related activity
   - Criminal history
   - Rental history
   - Housekeeping
   - Other (describe)

c. Yes □ No □: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
d. Yes □ No □: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
e. Yes □ No □: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
   - Community-wide list
   - Sub-jurisdictional lists
   - Site-based waiting lists
   - Other (describe)

b. Where may interested persons apply for admission to public housing?
   - PHA main administrative office
   - PHA development site management office
   - Other (list below)
c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?

2. □ Yes □ No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
   If yes, how many lists?

3. □ Yes □ No: May families be on more than one list simultaneously
   If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
   □ PHA main administrative office
   □ All PHA development management offices
   □ Management offices at developments with site-based waiting lists
   □ At the development to which they would like to apply
   □ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
   □ One
   □ Two
   □ Three or More

b. □ Yes □ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:
   □ Yes □ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:
   In what circumstances will transfers take precedence over new admissions? (list below)
   □ Emergencies
c. Preferences

1. □ Yes □ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

   Former Federal preferences:
   - Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
   - Victims of domestic violence
   - Substandard housing
   - Homelessness
   - High rent burden (rent is > 50 percent of income)

   Other preferences: (select below)
   - Working families and those unable to work because of age or disability
   - Veterans and veterans’ families
   - Residents who live and/or work in the jurisdiction
   - Those enrolled currently in educational, training, or upward mobility programs
   - Households that contribute to meeting income goals (broad range of incomes)
   - Households that contribute to meeting income requirements (targeting)
   - Those previously enrolled in educational, training, or upward mobility programs
   - Victims of reprisals or hate crimes
   - Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

   Date and Time

Former Federal preferences:
Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans’ families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:
☐ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
☐ The PHA-resident lease
☐ The PHA’s Admissions and (Continued) Occupancy policy
☐ PHA briefing seminars or written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition?
   (select all that apply)
☐ At an annual reexamination and lease renewal
☐ Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☐ No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
b. □ Yes □ No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists
  If selected, list targeted developments below:

☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
  If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
  If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. □ Yes □ No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
   - Criminal or drug-related activity only to the extent required by law or regulation
   - Criminal and drug-related activity, more extensively than required by law or regulation
   - More general screening than criminal and drug-related activity (list factors below)
   - Other (list below)

b. □ Yes □ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. □ Yes □ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. □ Yes □ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
   - Criminal or drug-related activity
   - Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
   - None  (Section 8 Only)
   - Federal public housing
   - Federal moderate rehabilitation
   - Federal project-based certificate program
   - Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
   - PHA main administrative office
   - Other (list below)  List of Local Operators
<table>
<thead>
<tr>
<th>Location</th>
<th>LO First</th>
<th>LO Phone #</th>
<th>LO Address</th>
<th>Hrs of Operation</th>
</tr>
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<tr>
<td>Alton</td>
<td>Willie Tenorio</td>
<td>(512) 475-2634</td>
<td>507 Sabine St, Austin, Tx 78701</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Alvarado</td>
<td>Sharon Vass</td>
<td>(817) 790-3351</td>
<td>104 W.College, Alvarado, Tx 76009</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Anahuac</td>
<td>Jessica Laskoskie</td>
<td>(409) 267-8306</td>
<td>P.O. Box 489, Anahuac, Tx 77514</td>
<td>Tuesday &amp; Thursday 1:30-4:30pm</td>
</tr>
<tr>
<td>Bertram</td>
<td>Dorothy Johnson</td>
<td>(830) 693-3109</td>
<td>P.O. Box 703, Marble Falls, Tx 78654</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Blooming Grove</td>
<td>Linda Bray</td>
<td>(930) 695-2711</td>
<td>P.O. Box 237, Blooming Grove, Tx 76633</td>
<td>Monday-Friday 8:00-4:00pm</td>
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<tr>
<td>Bosque Co.</td>
<td>Luci Bishop</td>
<td>(254) 836-4796</td>
<td>538 County Rd 3570, China Springs, Tx 76633</td>
<td>Monday-Friday By Appt</td>
</tr>
<tr>
<td>Caldwell Co.</td>
<td>Frank Cantu</td>
<td>(512) 392-1161</td>
<td>P.O. Box 748 San Marcos, Tx 78667</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Colorado Co.</td>
<td>Jennifer Branef</td>
<td>(979) 540-2984</td>
<td>165 W. Austin Giddings, Tx 78942</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Comanche Co.</td>
<td>Dolly Rhodes</td>
<td>(254) 879-2931</td>
<td>4732 Hwy 1496, Dublin, Tx 76446</td>
<td>Wed &amp; Fridays 1:00-5:00</td>
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<tr>
<td>Crockett Co.</td>
<td>Edith Maxwell</td>
<td>(512) 475-3884</td>
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<tr>
<td>Dublin HA</td>
<td>Dee Zachary</td>
<td>(254) 445-2165</td>
<td>201 E. May, Dublin, Tx 76446</td>
<td>Mon-Friday 9:00-12pm 1:00-3:00pm</td>
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<tr>
<td>El Campo HA</td>
<td>Charlene Smith</td>
<td>(979) 543-7143</td>
<td>1303 Delta El Campo, Tx 77437</td>
<td>Wednesdays 8:00-5:00pm</td>
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<td>El Dorado</td>
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<tr>
<td>Ennis</td>
<td>Vickie McCoy</td>
<td>(972) 875-1234</td>
<td>P.O.Box 220, Ennis, Tx 75119</td>
<td>Monday-Friday 8:00-5:00pm</td>
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<td>Fairfield</td>
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<tr>
<td>Falls Co.</td>
<td>Carlene Mack</td>
<td>(254) 883-6550</td>
<td>P.O. Box 231, Marlin, Tx 76661</td>
<td>Thursdays 1:00-4:30pm</td>
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<td>Freestone Co.</td>
<td>Quilla Johnson</td>
<td>(254) 739-5733</td>
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<td>Galveston Co.</td>
<td>Glenda Cagen</td>
<td>(409) 935-8002</td>
<td>714 Bayou Dr, La Marque, Tx 77568</td>
<td>Monday &amp; Tuesday 8:30-5:00pm</td>
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<td>George West</td>
<td>Jacquelyn Harborth</td>
<td>(361) 449-1556</td>
<td>P.O. Box 2250,</td>
<td>Tuesday 1:00-4:00pm</td>
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<td>Hearne</td>
<td>Erica Garcia</td>
<td>(979) 595-2800</td>
<td>P.O. Box Drawer</td>
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<td>4128 Bryan, Tx 77805</td>
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<tr>
<td>Hempstead</td>
<td>Gloria Richardson</td>
<td>(979) 826-7695</td>
<td>646 9th Street</td>
<td>Monday-Friday 9:00 – 12:00</td>
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<td>Hondo</td>
<td>Shannon Muniz</td>
<td>(830) 741-6130</td>
<td>804 Harper</td>
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<td>Italy</td>
<td>Debra Bryant</td>
<td>(972) 483-7329</td>
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<td>Jim Wells Co</td>
<td>Rosa Zamarripa</td>
<td>(361) 664-3453</td>
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<td>Diann Wilmart</td>
<td>(817) 202-810</td>
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<td>Kerens</td>
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<td>(903) 396-2791</td>
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<td>Kerrville</td>
<td>Comelia Rue</td>
<td>(830) 896-2124</td>
<td>200 B Guadalupe</td>
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<td>Llano</td>
<td>Tiffany Saylor</td>
<td>(915) 247-4931</td>
<td>1110 Berry St,</td>
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<tr>
<td>Lytle</td>
<td>Elda Perez</td>
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<td>P.O.Box 39,</td>
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<td>(830) 379-3022</td>
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<tr>
<td>Mason</td>
<td>Dorothy Brannies</td>
<td>(915) 347-5853</td>
<td>P.O.Box B,</td>
<td>Monday-Friday Appt Only</td>
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<tr>
<td>McGregor</td>
<td>Sandy Tijerina</td>
<td>(254) 840-2806</td>
<td>P.O. Box 192, McGregor, Tx 76656</td>
<td>Monday-Friday 8:00-5:00pm</td>
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<tr>
<td>Menard</td>
<td>Edith Maxwell</td>
<td>(512) 475-3884</td>
<td>507 Sabine St, Austin, Tx 78701</td>
<td>Monday-Friday 8:00-5:00pm</td>
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<tr>
<td>Natalia</td>
<td>Shannon Muniz</td>
<td>(830) 741-6130</td>
<td>205 E Court St, Seguin, Tx 78155</td>
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<tr>
<td>Needville</td>
<td>Glenda Gagen</td>
<td>(409) 935-8002</td>
<td>714 Bayou Dr, La Marque, Tx 77568</td>
<td>Monday &amp; Tuesday 8:30-5:00pm</td>
</tr>
<tr>
<td>Nueces Co</td>
<td>Diane Flores</td>
<td>(361) 387-1527</td>
<td>998 Ruben Chavez, Robstown, Tx 78380</td>
<td>Monday-Friday 8:00-5:00pm</td>
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<tr>
<td>Pilot Point</td>
<td>Sandra Gray</td>
<td>(940) 868-2193</td>
<td>P.O.Box 457, Pilot Point, Tx 76258</td>
<td>Monday-Friday Appt Only</td>
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<tr>
<td>Prairie View</td>
<td>Willie Faye Hurd</td>
<td>(512) 475-3892</td>
<td>507 Sabine St, Austin, Tx 78701</td>
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<tr>
<td>Rockport</td>
<td>Willie Tenorio</td>
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<td>507 Sabine St, Austin, Tx 78701</td>
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<tr>
<td>Rosebud</td>
<td>Carlene Mack</td>
<td>(254) 883-6550</td>
<td>P.O.Box 231, Marlin, Tx 76661</td>
<td>Thursdays 1:00-4:30pm</td>
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<tr>
<td>Sanger</td>
<td>Samantha Renz</td>
<td>(940) 458-7930</td>
<td>P.O.Box 578, Sanger, Tx 76266</td>
<td>Monday-Friday 8:00-5:00pm</td>
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<tr>
<td>Sealy</td>
<td>Jennifer Branef</td>
<td>(940) 540-2984</td>
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<td>Monday-Friday 8:00-5:00pm</td>
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<tr>
<td>Sweeny</td>
<td>Reatta Minshew</td>
<td>(979) 548-3321</td>
<td>P.O.Box 248, Sweeny, Tx 77480</td>
<td>Monday-Wednesday 9:00-12:00pm</td>
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<tr>
<td>Teague</td>
<td>Quilla Johnson</td>
<td>(254) 739-5756</td>
<td>616 Pine St, League, Tx 75680</td>
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<td>Waller</td>
<td>Willie Faye Hurd</td>
<td>(512) 475-3892</td>
<td>507 Sabine St, Austin, Tx 78701</td>
<td>Monday-Fridays 8:00-5:00pm</td>
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<tr>
<td>Waxahachie</td>
<td>Felicia Warner</td>
<td>(972) 937-7330</td>
<td>P.O.Box 173, Waxahachie, Tx 75165</td>
<td>Wednesdays 9:00-5:00pm</td>
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<td>Weimar</td>
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<td>(979) 540-2984</td>
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<tr>
<td>West Columbia</td>
<td>Margaret Dixon</td>
<td>(979) 864-1427</td>
<td>313 W. Mulberry, Angleton, Tx 77515</td>
<td>Monday-Friday 8:00-5:00pm</td>
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<tr>
<td>Wharton</td>
<td>Jo Knezek</td>
<td>(979) 532-4811</td>
<td>1924 North Fulton, Tx 77488</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
</tbody>
</table>

(3) Search Time

a. ☐ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below:

TDHCA grants extensions if:
- Safe, decent and sanitary housing is unavailable; or
- Decent and sanitary housing is not affordable; or
- An applicant shows concerted effort to find a suitable unit and is unsuccessful; or
- An applicant cannot find a unit because of rental history.

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans’ families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)
3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences
- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)
- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

☑ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☑ Through published notices
☑ Other (list below)

TDHCA website

4. PHA Rent Determination Policies

[24 CFR Part 903.79 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(*N/A to AGENCY)

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---Or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent
1. What amount best reflects the PHA’s minimum rent? (select one)
   - $0
   - $1-$25
   - $26-$50

2. Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:
   - Rents set at less than 30% than adjusted income

1. Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

4. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)
   - For the earned income of a previously unemployed household member
   - For increases in earned income
   - Fixed amount (other than general rent-setting policy)
     - If yes, state amount/s and circumstances below:
       - Fixed percentage (other than general rent-setting policy)
         - If yes, state percentage/s and circumstances below:

   - For household heads
   - For other family members
   - For transportation expenses
   - For the non-reimbursed medical expenses of non-disabled or non-elderly families
   - Other (describe below)

5. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
   - Yes for all developments
   - Yes but only for some developments
   - No
2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The “rental value” of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA’s payment standard? (select the category that best describes your standard)
   - At or above 90% but below 100% of FMR
   - 100% of FMR
   - Above 100% but at or below 110% of FMR
   - Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
   - FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area
   - The PHA has chosen to serve additional families by lowering the payment standard
   - Reflects market or submarket
   - Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
   - FMRs are not adequate to ensure success among assisted families in the PHA’s segment of the FMR area
   - Reflects market or submarket
   - To increase housing options for families
   - Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)
   - Annually
   - Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
   - Success rates of assisted families
   - Rent burdens of assisted families
   - Other (list below)
   - Availability of HUD funds.
Review of rental market in served areas.

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)
   - $0
   - $1-$25
   - $26-$50

b. Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]
Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

   (select one)
   - ☒ An organization chart showing the PHA’s management structure and organization is attached.
   - No: A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Units or Families Served at Year Beginning</th>
<th>Expected Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Section 8 Vouchers</td>
<td>1540*</td>
<td>44</td>
</tr>
<tr>
<td>Section 8 Certificates</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Section 8 Mod Rehab</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Special Purpose Section 8 Certificates/Vouchers</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>(list individually)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Housing Drug Elimination Program (PHDEP)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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form HUD 50075 (03/2003)
<table>
<thead>
<tr>
<th>Program Name</th>
<th>Units or Families Served at Year Beginning</th>
<th>Expected Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Federal Programs(list individually)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*Includes Project Access Vouchers

C. Management and Maintenance Policies
List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)
    Administrative Plan

6. PHA Grievance Procedures
[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

(N/A to AGENCY)

A. Public Housing
1. □ Yes □ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
   □ PHA main administrative office
   □ PHA development management offices
   □ Other (list below)
B. Section 8 Tenant-Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

   If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
   ☒ PHA main administrative office
   ☐ Other (list below)

7. Capital Improvement Needs [24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

(*N/A to AGENCY)

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template OR, at the PHA’s option, by completing and attaching a properly updated HUD-52837.

Select one:

☐ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-Or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD-52834.

a. ☐ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)
- Or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(*N/A to AGENCY)

- Yes - No:  
  a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
  b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - Revitalization Plan under development
   - Revitalization Plan submitted, pending approval
   - Revitalization Plan approved
   - Activities pursuant to an approved Revitalization Plan underway

- Yes - No:  
  c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

- Yes - No:  
  d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

- Yes - No:  
  e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:
8. Demolition and Disposition (*N/A to AGENCY)

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes □ No □: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

□ Yes □ No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<table>
<thead>
<tr>
<th>Demolition/Disposition Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name:</td>
</tr>
<tr>
<td>1b. Development (project) number:</td>
</tr>
<tr>
<td>2. Activity type: Demolition □</td>
</tr>
<tr>
<td>Disposition □</td>
</tr>
<tr>
<td>3. Application status (select one)</td>
</tr>
<tr>
<td>Approved □</td>
</tr>
<tr>
<td>Submitted, pending approval □</td>
</tr>
<tr>
<td>Planned application □</td>
</tr>
<tr>
<td>4. Date application approved, submitted, or planned for submission: (DD/MM/YY)</td>
</tr>
<tr>
<td>5. Number of units affected:</td>
</tr>
<tr>
<td>6. Coverage of action (select one)</td>
</tr>
<tr>
<td>Part of the development □</td>
</tr>
<tr>
<td>Total development □</td>
</tr>
<tr>
<td>7. Timeline for activity:</td>
</tr>
<tr>
<td>a. Actual or projected start date of activity:</td>
</tr>
<tr>
<td>b. Projected end date of activity:</td>
</tr>
</tbody>
</table>

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities (*N/A to AGENCY)

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9: Section 8 only PHAs are not required to complete this section.

1. Yes □ No □: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families...
and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<table>
<thead>
<tr>
<th>Designation of Public Housing Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name:</td>
</tr>
<tr>
<td>1b. Development (project) number:</td>
</tr>
<tr>
<td>2. Designation type:</td>
</tr>
<tr>
<td>Occupancy by only the elderly ☐</td>
</tr>
<tr>
<td>Occupancy by families with disabilities ☐</td>
</tr>
<tr>
<td>Occupancy by only elderly families and families with disabilities ☐</td>
</tr>
<tr>
<td>3. Application status (select one)</td>
</tr>
<tr>
<td>Approved; included in the PHA’s Designation Plan ☐</td>
</tr>
<tr>
<td>Submitted, pending approval ☐</td>
</tr>
<tr>
<td>Planned application ☐</td>
</tr>
<tr>
<td>4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)</td>
</tr>
<tr>
<td>5. If approved, will this designation constitute a (select one)</td>
</tr>
<tr>
<td>☐ New Designation Plan</td>
</tr>
<tr>
<td>☐ Revision of a previously-approved Designation Plan?</td>
</tr>
<tr>
<td>6. Number of units affected:</td>
</tr>
<tr>
<td>7. Coverage of action (select one)</td>
</tr>
<tr>
<td>☐ Part of the development</td>
</tr>
<tr>
<td>☐ Total development</td>
</tr>
</tbody>
</table>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)] (*N/A to AGENCY)
Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

☐ Yes ☐ No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act
Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes □ No □ Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<table>
<thead>
<tr>
<th>Conversion of Public Housing Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name:</td>
</tr>
<tr>
<td>1b. Development (project) number:</td>
</tr>
<tr>
<td>2. What is the status of the required assessment?</td>
</tr>
<tr>
<td>□ Assessment underway</td>
</tr>
<tr>
<td>□ Assessment results submitted to HUD</td>
</tr>
<tr>
<td>□ Assessment results approved by HUD (if marked, proceed to next question)</td>
</tr>
<tr>
<td>□ Other (explain below)</td>
</tr>
<tr>
<td>3. □ Yes □ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</td>
</tr>
<tr>
<td>4. Status of Conversion Plan (select the statement that best describes the current status)</td>
</tr>
<tr>
<td>□ Conversion Plan in development</td>
</tr>
<tr>
<td>□ Conversion Plan submitted to HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>□ Conversion Plan approved by HUD on: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>□ Activities pursuant to HUD-approved Conversion Plan underway</td>
</tr>
<tr>
<td>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</td>
</tr>
<tr>
<td>□ Units addressed in a pending or approved demolition application (date submitted or approved: )</td>
</tr>
<tr>
<td>□ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )</td>
</tr>
<tr>
<td>□ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )</td>
</tr>
<tr>
<td>□ Requirements no longer applicable: vacancy rates are less than 10 percent</td>
</tr>
<tr>
<td>□ Requirements no longer applicable: site now has less than 300 units</td>
</tr>
<tr>
<td>□ Other: (describe below)</td>
</tr>
</tbody>
</table>
B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA
[24 CFR Part 903.7 9 (k)]

A. Public Housing  (*N/A to AGENCY)

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes ☐ No ☐ Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<table>
<thead>
<tr>
<th>Public Housing Homeownership Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Complete one for each development affected)</td>
</tr>
</tbody>
</table>

1a. Development name:
1b. Development (project) number:

2. Federal Program authority:

☐ HOPE I
☐ 5(h)
☐ Turnkey III
☐ Section 32 of the USHA of 1937 (effective 10/1/99)
Public Housing Homeownership Activity Description  
(Complete one for each development affected)

3. Application status: (select one)  
☐ Approved; included in the PHA’s Homeownership Plan/Program  
☐ Submitted, pending approval  
☐ Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:  
(DD/MM/YYYY)

5. Number of units affected:

6. Coverage of action: (select one)  
☐ Part of the development  
☐ Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

2. Program Description:  
The Department’s goal is to implement a Section 8 Homeownership program.

a. Size of Program  
☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)  
☒ 25 or fewer participants  
☐ 26 - 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

b. PHA-established eligibility criteria  
☐ Yes ☒ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:
12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements*:
   ☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
   
   If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)
   ☐ Client referrals
   ☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
   ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
   ☐ Jointly administer programs
   ☐ Partner to administer a HUD Welfare-to-Work voucher program
   ☐ Joint administration of other demonstration program
   ☒ Other (describe)

*While there is no formal cooperative agreement, Section 8 program staff works closely with the local TANF offices to share TANF client information for rent determinations.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

☐ Public housing rent determination policies
☐ Public housing admissions policies
☒ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☐ Preference/eligibility for public housing homeownership option participation


b. Economic and Social self-sufficiency programs

☐ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

<table>
<thead>
<tr>
<th>Services and Programs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Name &amp; Description (including location, if appropriate)</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
</tr>
</tbody>
</table>

(2) Family Self Sufficiency program/s

a. Participation Description

<table>
<thead>
<tr>
<th>Family Self Sufficiency (FSS) Participation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program</td>
</tr>
<tr>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Public Housing</td>
</tr>
<tr>
<td>Section 8</td>
</tr>
</tbody>
</table>

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:
C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- [ ] Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- [ ] Informing residents of new policy on admission and reexamination
- [ ] Actively notifying residents of new policy at times in addition to admission and reexamination.
- [ ] Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- [ ] Establishing a protocol for exchange of information with all appropriate TANF agencies
- [ ] Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)] (*N/A to AGENCY)

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- [ ] High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- [ ] High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- [ ] Residents fearful for their safety and/or the safety of their children
- [ ] Observed lower-level crime, vandalism and/or graffiti
- [ ] People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- [ ] Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- [ ] Safety and security survey of residents
- [ ] Analysis of crime statistics over time for crimes committed “in and around” public housing authority
3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
   - Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
   - Crime Prevention Through Environmental Design
   - Activities targeted to at-risk youth, adults, or seniors
   - Volunteer Resident Patrol/Block Watchers Program
   - Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)
   - Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
   - Police provide crime data to housing authority staff for analysis and action
   - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
   - Police regularly testify in and otherwise support eviction cases
   - Police regularly meet with the PHA management and residents
   - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
   - Other activities (list below)

2. Which developments are most affected? (list below)
D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?

☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

(*N/A to AGENCY)

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock,
including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
   - Not applicable
   - Private management
   - Development-based accounting
   - Comprehensive stock assessment
   - Other: (list below)

3. [ ] Yes [ ] No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

### 18. Other Information

[24 CFR Part 903.7 9 (6)]

#### A. Resident Advisory Board Recommendations

1. [X] Yes [ ] No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
   - [ ] Attached at Attachment (File name)
   - [X] Provided below: (8 comments)
     - More Project Access vouchers are needed and TDHCA must support more affordable and accessible housing for the aged and disabled.
     - The waiting list numbers are very low.
     - Encourage the department to keep up the good work.
     - Thank you for being a big help.
     - Appreciate the program and how much it is a help.
     - Don’t know what I would do if HUD did not help me.
     - Appreciate program, if not for this program, a lot of the elderly would be out of housing.
     - Our help is greatly appreciated.

3. In what manner did the PHA address those comments? (select all that apply)
   - [X] Considered comments, but determined that no changes to the PHA Plan were necessary.
   - [ ] The PHA changed portions of the PHA Plan in response to comments
     List changes below:
B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☑ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

NOTE: As of the date of this plan, the Governor of Texas has not appointed a Section 8 resident to the Board of Directors. The Appointments Office of the Governor continues to explore this issue.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
   ☐ Candidates were nominated by resident and assisted family organizations
   ☐ Candidates could be nominated by any adult recipient of PHA assistance
   ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
   ☐ Other: (describe)

b. Eligible candidates: (select one)
   ☐ Any recipient of PHA assistance
   ☐ Any head of household receiving PHA assistance
   ☐ Any adult recipient of PHA assistance
   ☐ Any adult member of a resident or assisted family organization
   ☐ Other (list)

c. Eligible voters: (select all that apply)
   ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
   ☐ Representatives of all PHA resident and assisted family organizations
   ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan
For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
   State of Texas Consolidated Plan

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

A. PHA Goal: Expand the supply of assisted housing
   TDHCA: The Department may apply for additional vouchers, including special purpose vouchers, if HUD makes them available.

B. PHA Goal: Improve the quality of assisted housing
   TDHCA: The Department will continue to assess and improve administrative processes and procedures to improve voucher management.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.
Attachments

Use this section to provide any additional attachments referenced in the Plans.
### PHA Plan
**Table Library**

#### Component 7
**Capital Fund Program Annual Statement**
*Parts I, II, and II*

**Annual Statement**
**Capital Fund Program (CFP)**  **Part I: Summary**

**Capital Fund Grant Number**  **FFY of Grant Approval: (MM/YYYY)**

[ ] Original Annual Statement

<table>
<thead>
<tr>
<th>Line No.</th>
<th>Summary by Development Account</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Total Non-CGP Funds</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>1406 Operations</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>1408 Management Improvements</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>1410 Administration</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>1411 Audit</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>1415 Liquidated Damages</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>1430 Fees and Costs</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>1440 Site Acquisition</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>1450 Site Improvement</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>1460 Dwelling Structures</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>1465.1 Dwelling Equipment-Nonexpendable</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>1470 Nondwelling Structures</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>1475 Nondwelling Equipment</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>1485 Demolition</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>1490 Replacement Reserve</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>1492 Moving to Work Demonstration</td>
<td></td>
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<tr>
<td>17</td>
<td>1495.1 Relocation Costs</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>1498 Mod Used for Development</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>1502 Contingency</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td><strong>Amount of Annual Grant (Sum of lines 2-19)</strong></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Amount of line 20 Related to LBP Activities</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Amount of line 20 Related to Section 504 Compliance</td>
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</tr>
<tr>
<td>23</td>
<td>Amount of line 20 Related to Security</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Amount of line 20 Related to Energy Conservation Measures</td>
<td></td>
</tr>
</tbody>
</table>
### Annual Statement

**Capital Fund Program (CFP) Part II: Supporting Table**

<table>
<thead>
<tr>
<th>Development Number/Name HA-Wide Activities</th>
<th>General Description of Major Work Categories</th>
<th>Development Account Number</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Annual Statement

**Capital Fund Program (CFP) Part III: Implementation Schedule**

<table>
<thead>
<tr>
<th>Development Number/Name</th>
<th>All Funds Obligated (Quarter Ending Date)</th>
<th>All Funds Expended (Quarter Ending Date)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HA-Wide Activities</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<table>
<thead>
<tr>
<th>Optional 5-Year Action Plan Tables</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Number</td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Description of Needed Physical Improvements or Management Improvements

<table>
<thead>
<tr>
<th>Estimated Cost</th>
<th>Planned Start Date (HA Fiscal Year)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tbody>
</table>

Total estimated cost over next 5 years
## Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

<table>
<thead>
<tr>
<th>Development Identification</th>
<th>Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name, Number, and Location</td>
<td>Capital Fund Program Parts II and III Component 7a</td>
</tr>
<tr>
<td>Number and Type of units</td>
<td>Development Activities Component 7b</td>
</tr>
<tr>
<td></td>
<td>Demolition / disposition Component 8</td>
</tr>
<tr>
<td></td>
<td>Designated housing Component 9</td>
</tr>
<tr>
<td></td>
<td>Conversion Component 10</td>
</tr>
<tr>
<td></td>
<td>Home-ownership Component 11a</td>
</tr>
<tr>
<td></td>
<td>Other (describe) Component 17</td>
</tr>
</tbody>
</table>

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PHA Plans
5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES
PHA Plan  
Agency Identification

**PHA Name:**  Texas Department of Housing and Community Affairs

**PHA Number:**  TX901

**PHA Fiscal Year Beginning:**  (07/2005)

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)
# 5-Year Plan

## PHA Fiscal Years 2005 - 2009

[24 CFR Part 903.5]

## A. Mission

State the PHA’s mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA’s jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

- The PHA’s mission is: (state mission here)

## B. Goals

The goals and objectives listed below are derived from HUD’s strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

### HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- **PHA Goal:** Expand the supply of assisted housing

  **Objectives:**
  - **Apply for additional rental vouchers:**
    - If HUD makes additional vouchers available, including special purpose vouchers, the **Department may apply for them.**
  - **Reduce public housing vacancies:**
  - **Leverage private or other public funds to create additional housing opportunities:**
  - **Acquire or build units or developments**
  - **Other (list below)**

- **PHA Goal:** Improve the quality of assisted housing

  **Objectives:**
  - **Improve public housing management:** (PHAS score)
  - **Improve voucher management:** (SEMAP score)

  The Department’s SEMAP rating for FY 2004 was 120. The total possible points for SEMAP rating is 140. **Staff will conduct a Housing Quality Standards training for Local Operators to improve and enhance SEMAP inspections.**
  - **Increase customer satisfaction:**
We will address this goal by continuing to strive for timely processing of HAP contract packages and rent adjustments. Management will review budget quarterly to determine if budget is adequate to maintain voucher issuance.

- Concentrate on efforts to improve specific management functions:
  - (list; e.g., public housing finance; voucher unit inspections)

**Staff will conduct a Housing Quality Standards inspection training for Local Operators to improve the quality of voucher unit inspections.**

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:
- Provide voucher mobility counseling:
  - **Local Operator provides counseling during family briefing session and annual renewal review.**
- Conduct outreach efforts to potential voucher landlords:
  - **Local Operators will continue working with Chamber of Commerce, real estate agencies, local newspaper, and local community to recruit new landlords.**
- Increase voucher payment standards
- Implement voucher homeownership program:
  - **Project Manager attended home ownership training in March 2005. The Department’s goal is to collaborate with one or more PHAs that have a successful voucher home ownership program.**
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
  - Objectives:
    - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
    - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
    - Implement public housing security improvements:
    - Designate developments or buildings for particular resident groups (elderly, persons with disabilities):
    - Other: (list below)
HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☐ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
☐ Increase the number and percentage of employed persons in assisted families:
☐ Provide or attract supportive services to improve assistance recipients’ employability:
☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
Local Operators are required to post the Equal Housing Opportunity notice in English and Spanish. Department staff check the presence of the notice during onsite visits.
☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
Local Operators conduct initial, renewal, and complaint inspections to ensure that units are decent, safe, and sanitary. Department staff provide training to Local Operators to insure that inspections are thorough.
☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
We will include a list of properties that are funded with federal or tax credit funds and which must have accessible units.
☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

1. To provide improved living conditions for very low income families while maintaining their rent payments at an affordable level.
The Department reviews payment standards annually and adjust them within the HUD published Fair Market Rents. As part of determining eligibility for new tenants or renewing housing voucher contracts, Local
Operators determine rent reasonableness to ensure that rents charged to assisted households do not exceed the private market.

2. To provide decent, safe and sanitary housing for eligible participants. Local Operators conduct housing quality standards inspections annually. Department staff conducts Section Eight Management Assessment Program (SEMAP) inspections on a sample of units annually. Program staff will conduct training in housing quality standards to ensure Local Operators are approving only those units that meet HUD regulations.

3. To promote freedom of housing choice and integrated housing for low income and minority families. Tenants are provided a list of participating landlords and information on portability to areas not served by TDHCA and mobility to areas served by TDHCA.

4. To provide an incentive to private property owners to rent to lower income families or individuals by providing timely assistance payments. We will address this goal by continuing to strive for timely processing of HAP contract packages and rent adjustments. Management will review budget quarterly to determine if budget is adequate to maintain voucher issuance.

5. Continue to assess and improve administrative processes and procedures to minimize audit findings.

6. Continue to evaluate the quality and performance of Local Operators.
Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☐ Standard Plan
Streamlined Plan:
☐ High Performing PHA
☐ Small Agency (<250 Public Housing Units)
☒ Administering Section 8 Only
☐ Troubled Agency Plan

Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Department will continue to work for the maximum utilization of its Section 8 vouchers. The Department will continue to work with various Public Housing Authorities, Lenders, Builders, the U. S. Department of Agriculture, Rural Development Program and HUD, to implement a demonstration project for Section 8 Homeownership. The Department will continue to administer its Project Access vouchers to serve the disability community impacted by the Olmstead Decision. The Department will continue to work closely with other programs, such as the Texas Health and Human Services Commission administering the Temporary Assistance to Needy Families (TANF) Program, and the State’s local PHAs to improve the living conditions of Section 8 residents and to address the affordable housing needs of the citizens of Texas.

iii. Annual Plan Table of Contents
[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

<table>
<thead>
<tr>
<th>Annual Plan</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Executive Summary</td>
<td>1</td>
</tr>
<tr>
<td>ii. Table of Contents</td>
<td>1</td>
</tr>
<tr>
<td>1. Housing Needs</td>
<td>5</td>
</tr>
<tr>
<td>2. Financial Resources</td>
<td>13</td>
</tr>
<tr>
<td>3. Policies on Eligibility, Selection and Admissions</td>
<td>14</td>
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<tr>
<td>4. Rent Determination Policies</td>
<td>25</td>
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<tr>
<td>5. Operations and Management Policies</td>
<td>29</td>
</tr>
<tr>
<td>6. Grievance Procedures</td>
<td>31</td>
</tr>
<tr>
<td>7. Capital Improvement Needs</td>
<td>N/A</td>
</tr>
</tbody>
</table>
8. Demolition and Disposition  N/A
9. Designation of Housing  N/A
10. Conversions of Public Housing  N/A
11. Homeownership  36
12. Community Service Programs  38
13. Crime and Safety  N/A
14. Pets (Inactive for January 1 PHAs)  N/A
15. Civil Rights Certifications (included with PHA Plan Certifications)  42
16. Audit  42
17. Asset Management  N/A
18. Other Information  43

Attachments
Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:
☐ Admissions Policy for Deconcentration
☐ FY 2005 Capital Fund Program Annual Statement
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:
☒ PHA Management Organizational Chart
☐ FY 2005 Capital Fund Program 5 Year Action Plan
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review
Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<table>
<thead>
<tr>
<th>Applicable &amp; On Display</th>
<th>Supporting Document</th>
<th>Applicable Plan Component</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations</td>
<td>5 Year and Annual Plans</td>
</tr>
<tr>
<td>X</td>
<td>State/Local Government Certification of Consistency with the Consolidated Plan</td>
<td>5 Year and Annual Plans</td>
</tr>
<tr>
<td>X</td>
<td>Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair</td>
<td>5 Year and Annual Plans</td>
</tr>
<tr>
<td>Applicable &amp; On Display</td>
<td>Supporting Document</td>
<td>Applicable Plan Component</td>
</tr>
<tr>
<td>-------------------------</td>
<td>---------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td></td>
<td>housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.</td>
<td>Annual Plan: Housing Needs</td>
</tr>
<tr>
<td>X</td>
<td>Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction</td>
<td>Annual Plan: Housing Needs</td>
</tr>
<tr>
<td>N/A</td>
<td>Most recent board-approved operating budget for the public housing program</td>
<td>Annual Plan: Financial Resources;</td>
</tr>
<tr>
<td>N/A</td>
<td>Public Housing Admissions and (Continued) Occupancy Policy (A&amp;O), which includes the Tenant Selection and Assignment Plan [TSAP]</td>
<td>Annual Plan: Eligibility, Selection, and Admissions Policies</td>
</tr>
<tr>
<td>X</td>
<td>Section 8 Administrative Plan</td>
<td>Annual Plan: Eligibility, Selection, and Admissions Policies</td>
</tr>
<tr>
<td>N/A</td>
<td>Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis</td>
<td>Annual Plan: Eligibility, Selection, and Admissions Policies</td>
</tr>
<tr>
<td>N/A</td>
<td>Public housing rent determination policies, including the methodology for setting public housing flat rents □ check here if included in the public housing A &amp; O Policy</td>
<td>Annual Plan: Rent Determination</td>
</tr>
<tr>
<td>N/A</td>
<td>Schedule of flat rents offered at each public housing development □ check here if included in the public housing A &amp; O Policy</td>
<td>Annual Plan: Rent Determination</td>
</tr>
<tr>
<td>X</td>
<td>Section 8 rent determination (payment standard) policies □ check here if included in Section 8 Administrative Plan</td>
<td>Annual Plan: Rent Determination</td>
</tr>
<tr>
<td>N/A</td>
<td>Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)</td>
<td>Annual Plan: Operations and Maintenance</td>
</tr>
<tr>
<td>N/A</td>
<td>Public housing grievance procedures □ check here if included in the public housing A &amp; O Policy</td>
<td>Annual Plan: Grievance Procedures</td>
</tr>
<tr>
<td>X</td>
<td>Section 8 informal review and hearing procedures □ check here if included in Section 8 Administrative Plan</td>
<td>Annual Plan: Grievance Procedures</td>
</tr>
<tr>
<td>Applicable &amp; On Display</td>
<td>Supporting Document</td>
<td>Applicable Plan Component</td>
</tr>
<tr>
<td>------------------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td>N/A</td>
<td>The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year</td>
<td>Annual Plan: Capital Needs</td>
</tr>
<tr>
<td>N/A</td>
<td>Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant</td>
<td>Annual Plan: Capital Needs</td>
</tr>
<tr>
<td>N/A</td>
<td>Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)</td>
<td>Annual Plan: Capital Needs</td>
</tr>
<tr>
<td>N/A</td>
<td>Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing</td>
<td>Annual Plan: Capital Needs</td>
</tr>
<tr>
<td>N/A</td>
<td>Approved or submitted applications for demolition and/or disposition of public housing</td>
<td>Annual Plan: Demolition and Disposition</td>
</tr>
<tr>
<td>N/A</td>
<td>Approved or submitted applications for designation of public housing (Designated Housing Plans)</td>
<td>Annual Plan: Designation of Public Housing</td>
</tr>
<tr>
<td>N/A</td>
<td>Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act</td>
<td>Annual Plan: Conversion of Public Housing</td>
</tr>
<tr>
<td>N/A</td>
<td>Approved or submitted public housing homeownership programs/plans</td>
<td>Annual Plan: Homeownership</td>
</tr>
<tr>
<td>N/A</td>
<td>Policies governing any Section 8 Homeownership program □ check here if included in the Section 8 Administrative Plan</td>
<td>Annual Plan: Homeownership</td>
</tr>
<tr>
<td>N/A</td>
<td>Any cooperative agreement between the PHA and the TANF agency</td>
<td>Annual Plan: Community Service &amp; Self-Sufficiency</td>
</tr>
<tr>
<td>X</td>
<td>FSS Action Plan/s for public housing and/or Section 8 FSS vouchers transferred to Brazoria County PHA May 1, 2005, which deobligates the administering of program. The Department is awaiting written confirmation.</td>
<td>Annual Plan: Community Service &amp; Self-Sufficiency</td>
</tr>
<tr>
<td>N/A</td>
<td>Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports</td>
<td>Annual Plan: Community Service &amp; Self-Sufficiency</td>
</tr>
<tr>
<td>N/A</td>
<td>The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)</td>
<td>Annual Plan: Safety and Crime Prevention</td>
</tr>
<tr>
<td>X</td>
<td>The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA’s response to any findings</td>
<td>Annual Plan: Annual Audit</td>
</tr>
<tr>
<td>N/A</td>
<td>Troubled PHAs: MOA/Recovery Plan</td>
<td>Troubled PHAs</td>
</tr>
<tr>
<td>N/A</td>
<td>Other supporting documents (optional) (list individually; use as many lines as necessary)</td>
<td>(specify as needed)</td>
</tr>
</tbody>
</table>
1. **Statement of Housing Needs**  
[24 CFR Part 903.79 (a)]

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>4,410</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>3,071</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>1,502</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Elderly</td>
<td>1,228</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>1,683</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>White 4,503</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>Black 2,107</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>Hisp. 3,136</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>Other 234</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**TDHCA Houston District:**

<table>
<thead>
<tr>
<th>Cities</th>
<th>Counties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sealy</td>
<td>Austin</td>
</tr>
<tr>
<td>Sweeny</td>
<td>Brazoria</td>
</tr>
<tr>
<td>Anahuac</td>
<td>Chambers</td>
</tr>
<tr>
<td>Columbus, Eagle Lake, Weimar</td>
<td>Colorado</td>
</tr>
<tr>
<td>Needville</td>
<td>Ft. Bend</td>
</tr>
<tr>
<td>Dickinson, Hitchcock, League City</td>
<td>Galveston</td>
</tr>
<tr>
<td>Kemah &amp; County</td>
<td>Galveston</td>
</tr>
<tr>
<td>Hearne</td>
<td>Robertson</td>
</tr>
<tr>
<td>Hempstead, Waller, Prairie View</td>
<td>Waller</td>
</tr>
<tr>
<td>El Campo, Wharton</td>
<td>Wharton</td>
</tr>
</tbody>
</table>
### Dallas - Housing Needs of Families in the Jurisdiction by Family Type

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>2,171</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>1,503</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>1,033</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Elderly</td>
<td>980</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>1,206</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity White</td>
<td>2,520</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity Black</td>
<td>1,163</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity Hisp.</td>
<td>1,460</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity Other</td>
<td>123</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### TDHCA Dallas (Ft. Worth) Jurisdiction:

**Cities**
- Clifton, China Spring & County
- Comanche, DeLeon, Gustine
- Ozona
- Pilot Point, Sanger
- Ennis, Italy, Waxahachie
- Dublin
- Marlin, Rosebud & County
- Fairfield, Teague & County
- Alvarado, Keene
- Kosse
- Mason
- McGregor
- Menard
- Blooming Grove, Keros
- El Dorado

**Counties**
- Bosque
- Comanche
- Crockett
- Denton
- Ellis
- Erath
- Falls
- Freestone
- Johnson
- Limestone
- Mason
- McLennan
- Menard
- Navarro
- Schleicher
### San Antonio - Housing Needs of Families in the Jurisdiction by Family Type

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>1,900</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>1,278</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>927</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Elderly</td>
<td>1,050</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>1,123</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity White</td>
<td>2,604</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity Black</td>
<td>292</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity Hisp.</td>
<td>1,745</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity Other</td>
<td>82</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### San Antonio TDHCA Jurisdiction:

<table>
<thead>
<tr>
<th>Cities</th>
<th>Counties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rockport</td>
<td>Aransas</td>
</tr>
<tr>
<td>Lytle</td>
<td>Atacosa</td>
</tr>
<tr>
<td>Bertram, Marble Falls</td>
<td>Burnet</td>
</tr>
<tr>
<td>Luling, Lockhart &amp; County</td>
<td>Caldwell</td>
</tr>
<tr>
<td>Marion</td>
<td>Guadalupe</td>
</tr>
<tr>
<td>Alice &amp; County</td>
<td>Jim Wells</td>
</tr>
<tr>
<td>Kerrville</td>
<td>Kerr</td>
</tr>
<tr>
<td>Giddings, Lexington &amp; County</td>
<td>Lee</td>
</tr>
<tr>
<td>George West</td>
<td>Live Oak</td>
</tr>
<tr>
<td>Llano</td>
<td>Llano</td>
</tr>
<tr>
<td>Hondo, Natalia</td>
<td>Medina</td>
</tr>
<tr>
<td>Bishop, Robstown &amp; County</td>
<td>Nueces</td>
</tr>
</tbody>
</table>
What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
  Indicate year: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
  Indicate year:
- Other housing market study
  Indicate year:
- Other sources: (list and indicate year of information)
  2000 U. S. Census

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<table>
<thead>
<tr>
<th>Waiting list type: (select one)</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 8 tenant-based assistance</td>
<td>897</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Combined Section 8 and Public Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If used, identify which development/subjurisdiction:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waiting list total</td>
<td>897</td>
<td></td>
<td>No demographics in data base</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Families with children</td>
<td>691</td>
<td>77%</td>
<td></td>
</tr>
<tr>
<td>Elderly families</td>
<td>21</td>
<td>2%</td>
<td></td>
</tr>
<tr>
<td>Families with</td>
<td>85</td>
<td>9%</td>
<td></td>
</tr>
</tbody>
</table>
Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Disabilities</th>
<th>Race/ethnicity White Non/Hisp. 307</th>
<th>Race/ethnicity Black Non/Hisp. 361</th>
<th>Race/ethnicity White/Hispanic 224</th>
<th>Race/ethnicity Other – 5</th>
</tr>
</thead>
</table>

Note: This waiting list figure is a composite of several statewide jurisdictional waiting lists.

Characteristics by Bedroom Size (Public Housing Only)

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>1BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
<th>5+ BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Is the waiting list closed (select one)? ☒ No  ☑ Yes
If yes:
How long has it been closed (# of months) 12 or more.
Does the PHA expect to reopen the list in the PHA Plan year? ☒ No  ☑ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No  ☑ Yes

C. Strategy for Addressing Needs
Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPCOMING YEAR, and the Agency’s reasons for choosing this strategy.

(1) Strategies
Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:
Select all that apply

☒  Employ effective maintenance and management policies to minimize the number of public housing units off-line
☒  Reduce turnover time for vacated public housing units
☐  Reduce time to renovate public housing units
Seek replacement of public housing units lost to the inventory through mixed finance development

Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

The Department is maintaining its lease up rates. The Department adopted payment standards that met or exceeded the average prevailing rent rate for each county. The Department’s Housing Choice Voucher Program expenditure rate is running at or near 100% of projected monthly fund availability and through the first 4 months of the program year, the Section 8 program has expended 32% of its projected available housing assistance budget.

Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

The Department is maintaining its lease up rates. Program staff and Local Operators market the program to the local Chamber of Commerce, real estate agencies and apartment associations.

Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

The Department is maintaining its lease up rates. Program staff conduct criminal history screening on all tenants 18 and older.

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Attendees of the Consolidated Plan Public Hearings are provided with information regarding the Section 8 program. The public hearings are held throughout the state.

Other (list below)

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

Apply for additional section 8 units should they become available

Leverage affordable housing resources in the community through the creation of mixed - finance housing

Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Other: (list below)
Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI
Select all that apply

☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
☐ Employ admissions preferences aimed at families with economic hardships
☐ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

☐ Employ admissions preferences aimed at families who are working
☐ Adopt rent policies to support and encourage work
☐ Other: (list below)

Housing Assistance – In addition to the Department’s own efforts to address the affordable housing needs of extremely low income Texans, the 78th Texas Legislature passed an appropriations rider to TDHCA’s enabling legislation that requires the housing finance division to “adopt an annual goal to apply a minimum of $30,000,000 of the division’s total housing funds toward housing assistance for individuals and families earning less than the following:

- 1 person household: $13,000
- 2 person household $16,000
- 3 person household $17,000
- 4 person household $19,000
- 5 person household $21,000

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☐ Seek designation of public housing for the elderly
☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)
Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☐ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)
   TDHCA administers Project Access Housing Choice Vouchers that are utilized to assist persons with disabilities to transition from nursing homes to the community by providing access to affordable housing and necessary supportive services. TDHCA will continue administration of these vouchers to serve the Olmstead population.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
   Tenant briefing packets, provided by Local Operators, include a map of areas outside of poverty or minority concentration.
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
   Program staff and Local Operators market the program to the local Chamber of Commerce, real estate agencies and apartment associations.
☐ Other: (list below)
Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

* Refers to all strategies beginning with Section C, page 9 of Annual Plan

- Funding constraints
- HUD 2005 funding consolidation limits program funds
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- TDHCA serves rural area where there are usually no local PHAs
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
  - The rural housing market influences the Section 8 housing program most significantly in the rural areas where there is not much available affordable housing that is decent, safe, and sanitary.
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
  - Staff will continue to work with Project Access and the advocacy groups to provide assistance to persons with disabilities.
- Other: (list below)

2. Statement of Financial Resources
[24 CFR Part 903.7 9 (b)]
List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<table>
<thead>
<tr>
<th>Sources</th>
<th>Planned $</th>
<th>Planned Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Federal Grants (FY 2005 grants)</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>a) Public Housing Operating Fund</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>b) Public Housing Capital Fund</td>
<td>N/A</td>
<td></td>
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<tr>
<td>c) HOPE VI Revitalization</td>
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<td></td>
</tr>
<tr>
<td>d) HOPE VI Demolition</td>
<td>N/A</td>
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</table>

FY 2005 Annual Plan Page 13
Financial Resources: Planned Sources and Uses

<table>
<thead>
<tr>
<th>Sources</th>
<th>Planned $</th>
<th>Planned Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>e) Annual Contributions for Section 8 Tenant-Based Assistance</td>
<td>$7,817,645</td>
<td></td>
</tr>
<tr>
<td>f) Public Housing Drug Elimination Program (including any Technical Assistance funds)</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>g) Resident Opportunity and Self-Sufficiency Grants</td>
<td>N/A</td>
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<tr>
<td>h) Community Development Block Grant</td>
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<td></td>
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<tr>
<td>i) HOME</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Other Federal Grants (list below)</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

2. Prior Year Federal Grants (unobligated funds only) (list below) | N/A |

3. Public Housing Dwelling Rental Income | N/A |

4. Other income (list below) | N/A |

4. Non-federal sources (list below) | N/A |

Total resources | $7,817,645 |

3. PHA Policies Governing Eligibility, Selection, and Admissions
[24 CFR Part 903.7 9 (c)]

A. Public Housing
Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(*N/A to AGENCY)
(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
   - [ ] When families are within a certain number of being offered a unit: (state number)
   - [ ] When families are within a certain time of being offered a unit: (state time)
   - [ ] Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
   - [ ] Criminal or Drug-related activity
   - [ ] Rental history
   - [ ] Housekeeping
   - [ ] Other (describe)

c. [ ] Yes [] No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. [ ] Yes [] No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. [ ] Yes [] No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
   - [ ] Community-wide list
   - [ ] Sub-jurisdictional lists
   - [ ] Site-based waiting lists
   - [ ] Other (describe)

b. Where may interested persons apply for admission to public housing?
   - [ ] PHA main administrative office
   - [ ] PHA development site management office
   - [ ] Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

   1. How many site-based waiting lists will the PHA operate in the coming year?
2. □ Yes □ No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists?

3. □ Yes □ No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

   □ PHA main administrative office
   □ All PHA development management offices
   □ Management offices at developments with site-based waiting lists
   □ At the development to which they would like to apply
   □ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

   □ One
   □ Two
   □ Three or More

b. □ Yes □ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

   □ Yes □ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

   In what circumstances will transfers take precedence over new admissions? (list below)

   □ Emergencies
   □ Overhoused
   □ Underhoused
   □ Medical justification
   □ Administrative reasons determined by the PHA (e.g., to permit modernization work)
   □ Resident choice: (state circumstances below)
c. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

   Former Federal preferences:
   ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
   ☐ Victims of domestic violence
   ☐ Substandard housing
   ☐ Homelessness
   ☐ High rent burden (rent is > 50 percent of income)

   Other preferences: (select below)
   ☐ Working families and those unable to work because of age or disability
   ☐ Veterans and veterans’ families
   ☐ Residents who live and/or work in the jurisdiction
   ☐ Those enrolled currently in educational, training, or upward mobility programs
   ☐ Households that contribute to meeting income goals (broad range of incomes)
   ☐ Households that contribute to meeting income requirements (targeting)
   ☐ Those previously enrolled in educational, training, or upward mobility programs
   ☐ Victims of reprisals or hate crimes
   ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:
   Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
   Victims of domestic violence
   Substandard housing
   Homelessness
   High rent burden
Other preferences (select all that apply)
- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)
- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes ☐ No ☐: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes ☐ No ☐: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists
   If selected, list targeted developments below:

☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
   If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
   If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
[ ] Criminal or drug-related activity only to the extent required by law or regulation

The Department contracts with the Texas Department of Public Safety, which provides Section 8 staff access to the DPS database so that they can run a criminal background report for every tenant and family member age 18 and older.

☐ Criminal and drug-related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug-related activity (list factors below)

☐ Other (list below)

b. ☐ Yes ☑ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☑ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? Texas Department of Public Safety

d. ☐ Yes ☑ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

[ ] Criminal or drug-related activity

[ ] Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

[ ] None (Section 8 Only)

[ ] Federal public housing

[ ] Federal moderate rehabilitation

[ ] Federal project-based certificate program

[ ] Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

[ ] PHA main administrative office

[ ] Other (list below)

List of Local Operators
<table>
<thead>
<tr>
<th>Location</th>
<th>LO First</th>
<th>LO Phone #</th>
<th>LO Address</th>
<th>Hrs of Operation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alton</td>
<td>Willie Tenorio</td>
<td>(512) 475-2634</td>
<td>507 Sabine St, Austin, Tx 78701</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Alvarado</td>
<td>Sharon Vass</td>
<td>(817) 790-3351</td>
<td>104 W.College, Alvarado, Tx 76009</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Anahuac</td>
<td>Jessica Laskoskie</td>
<td>(409) 267-8306</td>
<td>P.O. Box 489, Anahuac, Tx 77514</td>
<td>Tuesday &amp; Thursday 1:30-4:30pm</td>
</tr>
<tr>
<td>Bertram</td>
<td>Dorothy Johnson</td>
<td>(830) 693-3109</td>
<td>P.O. Box 703, Marble Falls, Tx 78654</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Blooming Grove</td>
<td>Linda Bray</td>
<td>(930) 695-2711</td>
<td>P.O. Box 237 Blooming Grove, Tx 76633</td>
<td>Monday-Friday 8:00-4:00pm</td>
</tr>
<tr>
<td>Bosque Co.</td>
<td>Luci Bishop</td>
<td>(254) 836-4796</td>
<td>538 County Rd 3570, China Springs, Tx 76633</td>
<td>Monday-Friday By Appt</td>
</tr>
<tr>
<td>Caldwell Co.</td>
<td>Frank Cantu</td>
<td>(512) 392-1161</td>
<td>P.O. Box 748 San Marcos, Tx 78667</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Colorado Co.</td>
<td>Jennifer Braneff</td>
<td>(979) 540-2984</td>
<td>165 W. Austin Giddings, Tx 78942</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Comanche Co.</td>
<td>Dolly Rhodes</td>
<td>(254) 879-2931</td>
<td>4732 Hwy 1496, Dublin, Tx 76446</td>
<td>Wed &amp; Fridays 1:00-5:00</td>
</tr>
<tr>
<td>Crockett Co.</td>
<td>Edith Maxwell</td>
<td>(512) 475-3884</td>
<td>507 Sabine St, Austin, Tx 78701</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Dublin HA</td>
<td>Dee Zachary</td>
<td>(254) 445-2165</td>
<td>201 E. May, Dublin, Tx 76446</td>
<td>Mon-Friday 9:00-12pm 1:00-3:00pm</td>
</tr>
<tr>
<td>El Campo HA</td>
<td>Charlene Smith</td>
<td>(979) 543-7143</td>
<td>1303 Delta El Campo, Tx 77437</td>
<td>Wednesdays 8:00-5:00pm</td>
</tr>
<tr>
<td>El Dorado</td>
<td>Edith Maxwell</td>
<td>(512) 475-3884</td>
<td>507 Sabine St, Austin, Tx 78701</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Ennis</td>
<td>Vickie McCoy</td>
<td>(972) 875-1234</td>
<td>P.O. Box 220, Ennis, Tx 75119</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Fairfield</td>
<td>Quilla Johnson</td>
<td>(254) 739-5756</td>
<td>616 Pine St, League, Tx 75680</td>
<td>Monday-Wednesday 9:00-12:00pm</td>
</tr>
<tr>
<td>Falls Co.</td>
<td>Carlene Mack</td>
<td>(254) 883-6550</td>
<td>P.O. Box 231, Marlin, Tx 76661</td>
<td>Thursdays 1:00-4:30pm</td>
</tr>
<tr>
<td>Freestone Co.</td>
<td>Quilla Johnson</td>
<td>(254) 739-5733</td>
<td>616 Pine St, League, Tx 75680</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Galveston Co.</td>
<td>Glenda Cagen</td>
<td>(409) 935-8002</td>
<td>714 Bayou Dr, La Marque, Tx 77568</td>
<td>Monday &amp; Tuesday 8:30-5:00pm</td>
</tr>
<tr>
<td>George West</td>
<td>Jacquelyn Harborth</td>
<td>(361) 449-1556</td>
<td>P.O. Box 2250 George West, Tx 78022</td>
<td>Tuesday 1:00-4:00pm</td>
</tr>
<tr>
<td>Giddings</td>
<td>Jennifer Branef</td>
<td>(979) 540-2984</td>
<td>165 W. Austin Giddings, Tx 78942</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Hearne</td>
<td>Erica Garcia</td>
<td>(979) 595-2800</td>
<td>P.O. Box Drawer 4128 Bryan, Tx 77805</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Location</td>
<td>LO First</td>
<td>LO Phone #</td>
<td>LO Address</td>
<td>Hrs of Operation</td>
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<tr>
<td>----------------</td>
<td>------------------</td>
<td>------------------</td>
<td>-----------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Hempstead</td>
<td>Gloria Richardson</td>
<td>(979) 826-7695</td>
<td>646 9th Street Hempstead, TX 76445</td>
<td>Monday-Friday 9:00 – 12:00 pm</td>
</tr>
<tr>
<td>Hondo</td>
<td>Shannon Muniz</td>
<td>(830) 741-6130</td>
<td>804 Harper Hondo, Tx 78861</td>
<td>Monday-Thursday 8:00-5:00pm</td>
</tr>
<tr>
<td>Italy</td>
<td>Debra Bryant</td>
<td>(972) 483-7329</td>
<td>P.O. Box 840, Italy, Tx 76651</td>
<td>Monday-Wednesday 8:00-5:00pm</td>
</tr>
<tr>
<td>Jim Wells Co</td>
<td>Rosa Zamarripa</td>
<td>(361) 664-3453</td>
<td>P.O.Box 1407 Alice, Tx 78333</td>
<td>Wednesday 9:00-12:00pm</td>
</tr>
<tr>
<td>Keene</td>
<td>Diann Wilmart</td>
<td>(817) 202-8110</td>
<td>P.O.Box 257, Keene, Tx 76059</td>
<td>Monday-Friday 10:00-5:00pm</td>
</tr>
<tr>
<td>Kerens</td>
<td>Cindy Scott</td>
<td>(903) 396-2971</td>
<td>P.O.Box 160, Kerens, Tx 75144</td>
<td>Monday-Friday 7:30-4:30pm</td>
</tr>
<tr>
<td>Kerrville</td>
<td>Comelia Rue</td>
<td>(830) 896-2124</td>
<td>200 B Guadalupe Plaza, Kerrville, Tx 78028</td>
<td>Monday, Wed,Fri 8:00-12pm &amp;1-5pm</td>
</tr>
<tr>
<td>Kosse</td>
<td>Carlene Mack</td>
<td>(254) 803-5748</td>
<td>P.O.Box 231, Marlin, Tx 76661</td>
<td>Thursdays 1:00-4:30pm</td>
</tr>
<tr>
<td>Lee</td>
<td>Jennifer Braneff</td>
<td>(979) 540-2984</td>
<td>165 W. Austin Giddings, Tx 78942</td>
<td>Monday- Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Lexington</td>
<td>Jennifer Braneff</td>
<td>(979) 540-2984</td>
<td>165 W. Austin Giddings, Tx 78942</td>
<td>Monday- Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Llano</td>
<td>Tiffany Saylor</td>
<td>(915) 247-4931</td>
<td>1110 Berry St, Llano, Tx 78643</td>
<td>Monday-Friday 9:00-3:00pm</td>
</tr>
<tr>
<td>Lytle</td>
<td>Elda Perez</td>
<td>(830) 709-3692</td>
<td>P.O.Box 39, Lytle, Tx 78052</td>
<td>Tuesday &amp; Wednesday 9:00-12:00pm</td>
</tr>
<tr>
<td>Marble Falls</td>
<td>Dorothy Johnson</td>
<td>(830) 693-3109</td>
<td>P.O.Box 703, Marble Falls, Tx 78654</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Marion</td>
<td>Ernest Leal</td>
<td>(830) 379-3022</td>
<td>300 Laurel Lane, New Braunfels, Tx 78155</td>
<td>Monday-Friday 8:30—4:30pm</td>
</tr>
<tr>
<td>Marlin</td>
<td>Carlene Mack</td>
<td>(254) 883-6550</td>
<td>P.O. Box 231, Marlin, Tx 76661</td>
<td>Thursdays 1:00-4:30pm</td>
</tr>
<tr>
<td>Mart</td>
<td>Carlene Mack</td>
<td>(254) 883-6550</td>
<td>P.O. Box 231, Marlin, Tx 76661</td>
<td>Thursdays 1:00-4:30pm</td>
</tr>
<tr>
<td>Mason</td>
<td>Dorothy Brannies</td>
<td>(915) 347-5853</td>
<td>P.O.Box B, Mason, Tx 76856</td>
<td>Monday-Friday Appt Only</td>
</tr>
<tr>
<td>McGregor</td>
<td>Sandy Tijerina</td>
<td>(254) 840-2806</td>
<td>P.O. Box 192, McGregor, Tx 76656</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Menard</td>
<td>Edith Maxwell</td>
<td>(512) 475-3884</td>
<td>507 Sabine St, Austin, Tx 78701</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Natalia</td>
<td>Shannon Muniz</td>
<td>(830) 741-6130</td>
<td>205 A E Court St, Seguin,Tx 78155</td>
<td>Monday-Friday Appt Only</td>
</tr>
<tr>
<td>Needville</td>
<td>Glenda Gagen</td>
<td>(409) 935-8002</td>
<td>714 Bayou Dr, La Marque,Tx 77568</td>
<td>Monday &amp; Tuesday 8:30-5:00pm</td>
</tr>
<tr>
<td>Location</td>
<td>LO First</td>
<td>LO Phone #</td>
<td>LO Address</td>
<td>Hrs of Operation</td>
</tr>
<tr>
<td>---------------</td>
<td>------------------</td>
<td>------------------</td>
<td>-----------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Nueces Co</td>
<td>Diane Flores</td>
<td>(361) 387-1527</td>
<td>998 Ruben Chavez, Robstown, Tx 78380</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Pilot Point</td>
<td>Sandra Gray</td>
<td>(940) 868-2193</td>
<td>P.O.Box 457, Pilot Point, Tx 76258</td>
<td>Monday-Friday Appt Only</td>
</tr>
<tr>
<td>Prairie View</td>
<td>Willie Faye Hurd</td>
<td>(512) 475-3892</td>
<td>507 Sabine St, Austin, Tx 78701</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Rockport</td>
<td>Willie Tenorio</td>
<td>(512) 475-3130</td>
<td>507 Sabine St, Austin, Tx 78701</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Rosebud</td>
<td>Carlene Mack</td>
<td>(254) 883-6550</td>
<td>P.O.Box 231, Marlin, Tx 76661</td>
<td>Thursdays 1:00-4:30pm</td>
</tr>
<tr>
<td>Sanger</td>
<td>Samantha Renz</td>
<td>(940) 458-7930</td>
<td>P.O.Box 578 Sanger, Tx 76266</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Sealy</td>
<td>Jennifer Braneff</td>
<td>(940) 540-2984</td>
<td>165 W. Austin Giddings, Tx 78942</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Sweeny</td>
<td>Reatta Minshew</td>
<td>(979) 548-3321</td>
<td>P.O.Box 248, Sweeny, Tx 77480</td>
<td>Monday-Wednesday 9:00-12:00pm</td>
</tr>
<tr>
<td>Teague</td>
<td>Quilla Johnson</td>
<td>(254) 739-5756</td>
<td>616 Pine St, League, Tx 75680</td>
<td>Monday &amp; Wednesday 9:00-12:00pm</td>
</tr>
<tr>
<td>Waller</td>
<td>Willie Faye Hurd</td>
<td>(512) 475-3892</td>
<td>507 Sabine St, Austin, Tx 78701</td>
<td>Monday-Fridays 8:00-5:00pm</td>
</tr>
<tr>
<td>Waxahachie</td>
<td>Felicia Warner</td>
<td>(972) 937-7330</td>
<td>P.O.Box 173, Waxahachie, Tx 75165</td>
<td>Wednesdays 9:00-5:00pm</td>
</tr>
<tr>
<td>Weimar</td>
<td>Jennifer Braneff</td>
<td>(979) 540-2984</td>
<td>165 W. Austin Giddings, Tx 78942</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>West Columbia</td>
<td>Margaret Dixon</td>
<td>(979) 864-1427</td>
<td>313 W. Mulberry, Angleton, Tx 77515</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
<tr>
<td>Wharton</td>
<td>Jo Knezek</td>
<td>(979) 532-4811</td>
<td>1924 North Fulton, Tx 77488</td>
<td>Monday-Friday 8:00-5:00pm</td>
</tr>
</tbody>
</table>

(3) Search Time

a. ☑ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

Program staff grant extensions for an additional 60 days when necessary.

If yes, state circumstances below:

TDHCA grants extensions if:
Safe, decent and sanitary housing is unavailable; or
Decent and sanitary housing is not affordable; or
An applicant shows concerted effort to find a suitable unit and is unsuccessful; or
An applicant cannot find a unit because of rental history.

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences
☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans’ families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the...
same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences
   Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
   Victims of domestic violence
   Substandard housing
   Homelessness
   High rent burden

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans’ families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☐ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
☐ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
☐ The Section 8 Administrative Plan
b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

[ ] Through published notices
[ ] Other (list below)

**TDHCA website**

### 4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(*N/A to AGENCY)*

1. **(1) Income Based Rent Policies**

   Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

   a. Use of discretionary policies: (select one)

   [ ] The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

   ---or---

   [ ] The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

   b. Minimum Rent

   1. What amount best reflects the PHA’s minimum rent? (select one)

      [ ] $0
      [ ] $1-$25
      [ ] $26-$50

   2. [ ] Yes [ ] No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

   3. If yes to question 2, list these policies below:
c. Rents set at less than 30% than adjusted income

1. □ Yes □ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)
   □ For the earned income of a previously unemployed household member
   □ For increases in earned income
   □ Fixed amount (other than general rent-setting policy)
     If yes, state amount/s and circumstances below:

   □ Fixed percentage (other than general rent-setting policy)
     If yes, state percentage/s and circumstances below:

   □ For household heads
   □ For other family members
   □ For transportation expenses
   □ For the non-reimbursed medical expenses of non-disabled or non-elderly families
   □ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
   □ Yes for all developments
   □ Yes but only for some developments
   □ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)
   □ For all developments
   □ For all general occupancy developments (not elderly or disabled or elderly only)
   □ For specified general occupancy developments
   □ For certain parts of developments; e.g., the high-rise portion
   □ For certain size units; e.g., larger bedroom sizes
   □ Other (list below)
3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.
a. What is the PHA’s payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

The Department adopted the payment standards at 90% and 100% of HUD Fair Market Rent based on generated report and survey of average landlord rents per Local Operator area.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

The rents in the report either met or exceeded the average landlord rent per area.

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA’s segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

Availability of HUD funds.
Review of rental market in served areas.

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- $0
- $1-$25
- $26-$50
b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management
[24 CFR Part 903.7 9 (e)]
Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure
Describe the PHA’s management structure and organization.
(select one)
☒ An organization chart showing the PHA’s management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management
List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Units or Families Served at Year Beginning</th>
<th>Expected Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Section 8 Vouchers</td>
<td>1540*</td>
<td>44</td>
</tr>
<tr>
<td>Section 8 Certificates</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Section 8 Mod Rehab</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Special Purpose Section 8 Certificates/Vouchers (list individually)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Public Housing Drug Elimination Program (PHDEP)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Other Federal Programs(list individually)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*Includes Project Access Vouchers
C. Management and Maintenance Policies
List the PHA’s public housing management and maintenance policy documents, manuals and
handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and
management of public housing, including a description of any measures necessary for the prevention or
eradication of pest infestation (which includes cockroach infestation) and the policies governing
Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)
Administrative Plan

6. PHA Grievance Procedures
[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8-Only PHAs are exempt from sub-component 6A.

(N/A to AGENCY)

A. Public Housing
1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in
addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to
initiate the PHA grievance process? (select all that apply)
☐ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance
1. ☒ Yes ☐ No: Has the PHA established informal review procedures for
applicants to the Section 8 tenant-based assistance program and
informal hearing procedures for families assisted by the Section
8 tenant-based assistance program in addition to federal
requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

The Department has established a panel of non-Section 8 staff to hear and
rule on termination appeals.

2. Which PHA office should applicants or assisted families contact to initiate the
informal review and informal hearing processes? (select all that apply)
☒ PHA main administrative office
☐ Other (list below)
7. Capital Improvement Needs  

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

(*N/A to AGENCY)

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template OR, at the PHA’s option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(*N/A to AGENCY)
□ Yes □ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   □ Revitalization Plan under development
   □ Revitalization Plan submitted, pending approval
   □ Revitalization Plan approved
   □ Activities pursuant to an approved Revitalization Plan underway

□ Yes □ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
   If yes, list development name/s below:

□ Yes □ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
   If yes, list developments or activities below:

□ Yes □ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
   If yes, list developments or activities below:

8. Demolition and Disposition  (*N/A to AGENCY)
   [24 CFR Part 903.7 9 (h)]
   Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. □ Yes □ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

□ Yes □ No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)
### Demolition/Disposition Activity Description

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Development name:</td>
<td></td>
</tr>
<tr>
<td>1b. Development (project) number:</td>
<td></td>
</tr>
<tr>
<td>2. Activity type:</td>
<td>Demolition □  Disposition □</td>
</tr>
<tr>
<td>3. Application status (select one)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Approved □  Submitted, pending approval □  Planned application □</td>
</tr>
<tr>
<td>4. Date application approved, submitted, or planned for submission:</td>
<td>(DD/MM/YY)</td>
</tr>
<tr>
<td>5. Number of units affected:</td>
<td></td>
</tr>
<tr>
<td>6. Coverage of action (select one)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Part of the development  Total development</td>
</tr>
<tr>
<td>7. Timeline for activity:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. Actual or projected start date of activity:</td>
</tr>
<tr>
<td></td>
<td>b. Projected end date of activity:</td>
</tr>
</tbody>
</table>

### 9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities (*N/A to AGENCY*)

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. □ Yes □ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description
   □ Yes □ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.
### Designation of Public Housing Activity Description

<table>
<thead>
<tr>
<th>1a. Development name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1b. Development (project) number:</td>
</tr>
<tr>
<td>2. Designation type:</td>
</tr>
<tr>
<td>Occupancy by only the elderly [ ]</td>
</tr>
<tr>
<td>Occupancy by families with disabilities [ ]</td>
</tr>
<tr>
<td>Occupancy by only elderly families and families with disabilities [ ]</td>
</tr>
<tr>
<td>3. Application status (select one)</td>
</tr>
<tr>
<td>Approved; included in the PHA’s Designation Plan [ ]</td>
</tr>
<tr>
<td>Submitted, pending approval [ ]</td>
</tr>
<tr>
<td>Planned application [ ]</td>
</tr>
<tr>
<td>4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)</td>
</tr>
<tr>
<td>5. If approved, will this designation constitute a (select one)</td>
</tr>
<tr>
<td>New Designation Plan [ ]</td>
</tr>
<tr>
<td>Revision of a previously-approved Designation Plan? [ ]</td>
</tr>
<tr>
<td>6. Number of units affected:</td>
</tr>
<tr>
<td>7. Coverage of action (select one)</td>
</tr>
<tr>
<td>Part of the development [ ]</td>
</tr>
<tr>
<td>Total development [ ]</td>
</tr>
</tbody>
</table>

### 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)] (*N/A to AGENCY)

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. □ Yes □ No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

□ Yes □ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.
## Conversion of Public Housing Activity Description

1a. Development name:
1b. Development (project) number:

2. What is the status of the required assessment?
   - [ ] Assessment underway
   - [ ] Assessment results submitted to HUD
   - [ ] Assessment results approved by HUD (if marked, proceed to next question)
   - [ ] Other (explain below)

3. [ ] Yes  [ ] No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)
   - [ ] Conversion Plan in development
   - [ ] Conversion Plan submitted to HUD on: (DD/MM/YYYY)
   - [ ] Conversion Plan approved by HUD on: (DD/MM/YYYY)
   - [ ] Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)
   - [ ] Units addressed in a pending or approved demolition application (date submitted or approved: )
   - [ ] Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
   - [ ] Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
   - [ ] Requirements no longer applicable: vacancy rates are less than 10 percent
   - [ ] Requirements no longer applicable: site now has less than 300 units
   - [ ] Other: (describe below)

### B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

### C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

### 11. Homeownership Programs Administered by the PHA
[24 CFR Part 903.7 9 (k)]

#### A. Public Housing (*N/A to AGENCY*)
Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

---

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form HUD 50075 (03/2003)
1. □ Yes □ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description
□ Yes □ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<table>
<thead>
<tr>
<th>Public Housing Homeownership Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Complete one for each development affected)</td>
</tr>
<tr>
<td>1a. Development name:</td>
</tr>
<tr>
<td>1b. Development (project) number:</td>
</tr>
<tr>
<td>2. Federal Program authority:</td>
</tr>
<tr>
<td>□ HOPE I</td>
</tr>
<tr>
<td>□ 5(h)</td>
</tr>
<tr>
<td>□ Turnkey III</td>
</tr>
<tr>
<td>□ Section 32 of the USHA of 1937 (effective 10/1/99)</td>
</tr>
<tr>
<td>3. Application status: (select one)</td>
</tr>
<tr>
<td>□ Approved; included in the PHA’s Homeownership Plan/Program</td>
</tr>
<tr>
<td>□ Submitted, pending approval</td>
</tr>
<tr>
<td>□ Planned application</td>
</tr>
<tr>
<td>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</td>
</tr>
<tr>
<td>5. Number of units affected:</td>
</tr>
<tr>
<td>6. Coverage of action: (select one)</td>
</tr>
<tr>
<td>□ Part of the development</td>
</tr>
<tr>
<td>□ Total development</td>
</tr>
</tbody>
</table>

B. Section 8 Tenant Based Assistance

1. □ Yes □ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component
12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

**Project Manager attended home ownership training in March 2005. The Department’s goal is to collaborate with one or more PHAs that have a successful voucher home ownership program.**

2. Program Description:
   The Department’s goal is to implement a Section 8 Homeownership program.

   a. Size of Program
   - Yes ☑ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

   If the answer to the question above was yes, which statement best describes the number of participants? (select one)
   - ☑ 25 or fewer participants
   - ☐ 26 - 50 participants
   - ☐ 51 to 100 participants
   - ☐ more than 100 participants

   b. PHA-established eligibility criteria
   - Yes ☑ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
     If yes, list criteria below:

12. **PHA Community Service and Self-sufficiency Programs**
   
   [24 CFR Part 903.7 9 (l)]
   
   Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

   **A. PHA Coordination with the Welfare (TANF) Agency**

   1. Cooperative agreements*:
   - Yes ☑ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

     If yes, what was the date that agreement was signed? DD/MM/YY

   2. Other coordination efforts between the PHA and TANF agency (select all that apply)
   - ☐ Client referrals
Information sharing regarding mutual clients (for rent determinations and otherwise)

- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

*While there is no formal cooperative agreement, Section 8 program staff works closely with the local TANF offices to share TANF client information for rent determinations.

A cooperative agreement with the TANF agency would allow the Department to access the TANF recipient database. However, the cost for direct access to the database is prohibitive. In lieu of a per-item-charge for accessing the database, the Department sends an authorization for release of information signed by the applicant or tenant to the local TANF office and that office provides the TANF information to the Department via facsimile.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies
Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes ☒ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self
Sufficiency Programs. The position of the table may be altered to facilitate its use.

FSS vouchers transferred to Brazoria County PHA, May 1, 2005, which deobligates the administering of the program. The Department is awaiting written confirmation.

<table>
<thead>
<tr>
<th>Program Name &amp; Description (including location, if appropriate)</th>
<th>Estimated Size</th>
<th>Allocation Method (waiting list/random selection/specifc criteria/other)</th>
<th>Access (development office / PHA main office / other provider name)</th>
<th>Eligibility (public housing or section 8 participants or both)</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td></td>
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<td>*</td>
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</tr>
</tbody>
</table>

(2) Family Self Sufficiency program/s

a. Participation Description

<table>
<thead>
<tr>
<th>Family Self Sufficiency (FSS) Participation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program</td>
</tr>
<tr>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Public Housing</td>
</tr>
<tr>
<td>Section 8</td>
</tr>
<tr>
<td>*</td>
</tr>
</tbody>
</table>

b. ☑ Yes ☒ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

FSS vouchers transferred to Brazoria County PHA, May 1, 2005, which deobligates the administering of the program. The Department is awaiting written confirmation.
C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
   - Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
   - Informing residents of new policy on admission and reexamination
   - Actively notifying residents of new policy at times in addition to admission and reexamination.
   - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
   - Establishing a protocol for exchange of information with all appropriate TANF agencies
   - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

*[24 CFR Part 903.7 9 (m)] (*N/A to AGENCY)*

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
   - High incidence of violent and/or drug-related crime in some or all of the PHA's developments
   - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
   - Residents fearful for their safety and/or the safety of their children
   - Observed lower-level crime, vandalism and/or graffiti
   - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
   - Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).
   - Safety and security survey of residents
   - Analysis of crime statistics over time for crimes committed “in and around” public housing authority
Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
   - Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
   - Crime Prevention Through Environmental Design
   - Activities targeted to at-risk youth, adults, or seniors
   - Volunteer Resident Patrol/Block Watchers Program
   - Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)
   - Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
   - Police provide crime data to housing authority staff for analysis and action
   - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
   - Police regularly testify in and otherwise support eviction cases
   - Police regularly meet with the PHA management and residents
   - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
   - Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.
1. Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

2. Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?

3. Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

15. Civil Rights Certifications

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

1. Yes ☑ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)

2. Yes ☐ No: Was the most recent fiscal audit submitted to HUD?

3. Yes ☐ No: Were there any findings as the result of that audit?

4. Yes ☑ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? ___

5. Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

(*N/A to AGENCY)

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)

- [ ] Not applicable
- [ ] Private management
- [ ] Development-based accounting
- [ ] Comprehensive stock assessment
- [ ] Other: (list below)

3. [ ] Yes [ ] No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. [x] Yes [ ] No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

   **In January 2005, the Department sent a letter to all tenants with active Section 8 contracts appointing them to the Resident Advisory Board.**

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- [ ] Attached at Attachment (File name)
- [x] Provided below: (8 comments)

   - More Project Access vouchers are needed and TDHCA must support more affordable and accessible housing for the aged and disabled.
   - The waiting list numbers are very low.
   - Encourage the department to keep up the good work.
   - Thank you for being a big help.
   - Appreciate the program and how much it is a help.
   - Don’t know what I would do if HUD did not help me.
   - Appreciate program, if not for this program, a lot of the elderly would be out of housing.
   - Our help is greatly appreciated.

3. In what manner did the PHA address those comments? (select all that apply)

   - [x] Considered comments, but determined that no changes to the PHA Plan were necessary.
   - [ ] The PHA changed portions of the PHA Plan in response to comments

   List changes below:

   - [ ] Other: (list below)
B. Description of Election process for Residents on the PHA Board

1. Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

NOTE: As of the date of this plan, the Governor of Texas has not appointed a Section 8 resident to the Board of Directors. The Appointments Office of the Governor continues to explore this issue.

3. Description of Resident Election Process

   a. Nomination of candidates for place on the ballot: (select all that apply)
   - Candidates were nominated by resident and assisted family organizations
   - Candidates could be nominated by any adult recipient of PHA assistance
   - Self-nomination: Candidates registered with the PHA and requested a place on ballot
   - Other: (describe)

   b. Eligible candidates: (select one)
   - Any recipient of PHA assistance
   - Any head of household receiving PHA assistance
   - Any adult recipient of PHA assistance
   - Any adult member of a resident or assisted family organization
   - Other (list)

   c. Eligible voters: (select all that apply)
   - All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
   - Representatives of all PHA resident and assisted family organizations
   - Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
   State of Texas Consolidated Plan

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

A. PHA Goal: Expand the supply of assisted housing
   TDHCA: The Department may apply for additional vouchers, including special purpose vouchers, if HUD makes them available.

B. PHA Goal: Improve the quality of assisted housing
   TDHCA: The Department will continue to assess and improve administrative processes and procedures to improve voucher management.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.
Attachments

Use this section to provide any additional attachments referenced in the Plans.
Community Affairs Division
Section 8

Director of Community Affairs
Eddie Fariss

Manager
Vacant

Section 8 Project Manager
Cecelia Arvallo

Financial Services Facilitator
Helen Barrera

Program Coordinator
Barbara Howard

Regional Housing Coordinator
Vacant

Regional Housing Coordinator
Anna Salinas

Regional Housing Coordinator
Edith Maxwell

Regional Coordinator/ Trainer
Willie Tenorio

Regional Coordinator/ Trainer
Willie Faye Hurd
## PHA Plan
### Table Library

**Component 7**  
**Capital Fund Program Annual Statement**  
**Parts I, II, and II**

### Annual Statement  
**Capital Fund Program (CFP) Part I: Summary**

- **Capital Fund Grant Number**  
- **FFY of Grant Approval:** (MM/YYYY)

- **Original Annual Statement**

<table>
<thead>
<tr>
<th>Line No.</th>
<th>Summary by Development Account</th>
<th>Total Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Total Non-CGP Funds</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>1406 Operations</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>1408 Management Improvements</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>1410 Administration</td>
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</tr>
<tr>
<td>5</td>
<td>1411 Audit</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>1415 Liquidated Damages</td>
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<tr>
<td>7</td>
<td>1430 Fees and Costs</td>
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<tr>
<td>8</td>
<td>1440 Site Acquisition</td>
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</tr>
<tr>
<td>9</td>
<td>1450 Site Improvement</td>
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<tr>
<td>10</td>
<td>1460 Dwelling Structures</td>
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<tr>
<td>11</td>
<td>1465.1 Dwelling Equipment-Nonexpendable</td>
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<tr>
<td>12</td>
<td>1470 Nondwelling Structures</td>
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<td>1475 Nondwelling Equipment</td>
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<td>1485 Demolition</td>
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<td>1490 Replacement Reserve</td>
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<td>16</td>
<td>1492 Moving to Work Demonstration</td>
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<td>17</td>
<td>1495.1 Relocation Costs</td>
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<td>18</td>
<td>1498 Mod Used for Development</td>
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<tr>
<td>19</td>
<td>1502 Contingency</td>
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<tr>
<td>20</td>
<td><strong>Amount of Annual Grant (Sum of lines 2-19)</strong></td>
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</tr>
<tr>
<td>21</td>
<td>Amount of line 20 Related to LBP Activities</td>
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<tr>
<td>22</td>
<td>Amount of line 20 Related to Section 504 Compliance</td>
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</tr>
<tr>
<td>23</td>
<td>Amount of line 20 Related to Security</td>
<td></td>
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<tr>
<td>24</td>
<td>Amount of line 20 Related to Energy Conservation Measures</td>
<td></td>
</tr>
</tbody>
</table>
### Annual Statement

**Capital Fund Program (CFP) Part II: Supporting Table**

<table>
<thead>
<tr>
<th>Development Number/Name HA-Wide Activities</th>
<th>General Description of Major Work Categories</th>
<th>Development Account Number</th>
<th>Total Estimated Cost</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table Library
### Annual Statement
**Capital Fund Program (CFP) Part III: Implementation Schedule**

<table>
<thead>
<tr>
<th>Development Number/Name</th>
<th>HA-Wide Activities</th>
<th>All Funds Obligated (Quarter Ending Date)</th>
<th>All Funds Expended (Quarter Ending Date)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Table Library*
Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<table>
<thead>
<tr>
<th>Optional 5-Year Action Plan Tables</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development Number</strong></td>
</tr>
<tr>
<td>Description of Needed Physical Improvements or Management Improvements</td>
</tr>
<tr>
<td>Total estimated cost over next 5 years</td>
</tr>
</tbody>
</table>
### Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

<table>
<thead>
<tr>
<th>Development Identification</th>
<th>Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name, Number, and Location</td>
<td>Number and Type of units</td>
</tr>
<tr>
<td>Capital Fund Program Parts II and III</td>
<td>Component 7a</td>
</tr>
<tr>
<td>Development Activities Component 7b</td>
<td>Demolition / disposition Component 8</td>
</tr>
<tr>
<td>Designated housing Component 9</td>
<td>Conversion Component 10</td>
</tr>
<tr>
<td>Home-ownership Component 11a</td>
<td>Other (describe) Component 17</td>
</tr>
</tbody>
</table>
MULTIFAMILY FINANCE PRODUCTION DIVISION
BOARD ACTION REQUEST

June 27, 2005

**Action Items**
Request consideration and approval of the 2005 Housing Trust Fund (HTF) Capacity Building Program Guidelines.

**Required Action**
Approve the 2005 HTF Capacity Building Program Guidelines.

**Background**
The Department’s HTF Program has provided capacity building grants to nonprofit organizations in the State of Texas since 2001. The program has provided more than $2 million in grants to hire consultants and staff to assist in the development of affordable housing. The awardees of these funds have built more than 500 units of affordable housing to date and have plans to build more than 1,000 units in total.

Staff is proposing to update and revise the program guidelines for the HTF Capacity Building Program. The recommended changes will improve the Department’s ability to track how awardees move from concept to construction, and provide more opportunities to link the impact of HTF funds to real housing development. The proposed guidelines are provided in the attachment to this write up and, if approved, will be the basis for the Department’s Notice of Funding Availability to be released in early July.

**Recommendation**
Staff recommends approval of the HTF Capacity Building Program Guidelines.
2005 Housing Trust Fund
Capacity Building Proposed Program Guidelines

The following program guidelines were developed based on discussions with Texas Department of Housing and Community Affairs (Department) staff and previous Housing Trust Fund (HTF) applicants in an effort to make enhancements to the HTF Capacity Building Program. The enhancements are directed towards improving the Department’s ability to track the impact that Capacity Building awards have on nonprofit housing organizations’ housing capacity and redirect the program to serve more as a precursor to predevelopment funding. These enhancements will allow the Department to better track the process of awards from an original concept to anticipated construction completion of an actual development.

This document has been divided into the following sections: Purpose, Eligible Activities, Eligible Applicants, Eligible Expenses, Ineligible Expenses, Minimum Threshold and Application Requirements, Maximum Award, Number of Anticipated Awards, and Regional Allocation. The information provided here will be the basis for the Capacity Building Notice of Funding Availability (NOFA), Application, Application Manual and all other documentation necessary to operate the program. It is anticipated that upon approval of these guidelines, staff will release a NOFA and Application package by early July 2005.

Purpose: To support emerging and established nonprofit housing organizations in identifying, planning and undertaking new affordable housing developments.

Eligible Activities:

- Hiring of a consultant or staff to conduct the initial planning necessary to plan a new affordable housing development. The consultant or staff person hired must have experience in residential housing development and be able to show previous experience in housing production.
- Planning activities will be limited to those listed as eligible expenses in the NOFA and program guidelines. At a minimum, all Applicant’s must produce the following reports to fulfill their grant commitment.
  - Housing needs study, or Market Study that identifies the demand for affordable housing in the target community. Reports should be targeted to the target population identified in the application and towards the specific type of housing (rental, homeownership, etc…).
  - Site feasibility study that identifies probable housing sites within the target community and provides basic information regarding estimated development costs, operating expenses and feasibility from both a physical and financial perspective.
  - Property tax report that details all communications with local taxing entities and any preliminary or final decisions on available tax abatements.
- Organizations that have previously developed more than 20 units of affordable housing may only propose new developments for which the organization has no previous experience. For example, organizations with experience in single family home ownership construction may apply for funding to undertake the development of multifamily rental housing.
Eligible Applicants:

- Entities that meet the definition of a Nonprofit Organization as defined in the Housing Trust Fund Rules at 10 TAC §51.3(15). Organizations must have been established in and serve the State of Texas.
- Applicants must be able to show at least two full years of service to their target communities.
- Applicants will be reviewed for their previous participation in the Department’s Housing and Community Affairs programs. Applicants must meet the eligible applicant requirements of the HTF rules.

Eligible Expenses: Capacity Building funds may be used to pay for eligible expenses including:

- Housing needs studies that identify the specific housing needs of the target community identified by the applicant.
- An initial feasibility study that clearly identifies for the applicant rent, income and expense limitations for the target community.
- The cost of professional fees such as legal, consulting or engineering fees to render preliminary development details.
- The cost of preliminary architectural and site planning services based upon an identified development site, or specific housing need identified in the organization’s housing needs study.
- The cost of professional training programs or conferences related to developing the capacity of the organization to develop, own and operate affordable housing (not more than $2,500 can be used for this activity unless granted a Department exception in advance of the training).
- The cost of registration and travel costs associated with attendance at required training seminars (not more than $500 can be used for travel expenses).
- The cost of sponsoring and holding community informational meetings necessary to identify housing needs and to receive feedback on affordable housing proposals (not more than $500 can be used for this activity).

Ineligible Expenses:

- Not more than 5% of an award may be used for general operational expenses, office equipment, office overhead, and other administrative costs not specifically listed as eligible.
- The cost of construction financing expenses.
- The cost of site acquisition, options to purchase real property, site preparation, infrastructure or any construction related costs.
- The cost of architectural, civil or construction engineering studies.
- The cost of zoning approvals or lobbying of public officials.
- The cost of construction plans and specification costs.
- The cost of registration and travel for consultants or contractors to attend training seminars.
- The cost of application fees to the Department’s funding programs, or funding programs of any other public or private entity.
- The cost of training or educational programs which may provide a professional license to an individual or entity; this includes mortgage brokerage licenses, real estate broker’s licenses, building inspectors licenses, etc.
- Any other cost or expense that is expressly prohibited under State statute (Chapter 2306), or the Housing Trust Fund rules (10 TAC Chapter 51).
Minimum Threshold and Application Requirements:

✓ Applicants must identify the community or general location where their proposed housing activity will be built. Applicants may not choose an entire county or metropolitan area as the general location.

✓ Applicants must identify the type of housing to be developed (i.e. single family rental, homeownership, multifamily rental, owner-occupied rehab, etc.)

✓ All proposed activities must be eligible for funding through the Housing Trust Fund program.

✓ Applicants must identify the target population and income to be served by the proposed development.

✓ Applicants must provide a minimum of 10% match towards the projected budgets in their application.

✓ Applicants must provide to the Department quarterly performance reports. Each report must tie completed activities into the progress being made towards completion of the proposed housing development. A final performance report will also be required within one year of award detailing the organization progress and all planned activities necessary to complete the proposed development.

✓ Applicants must attend at least one affordable housing training seminar provided by the Department and at least one other training seminar approved by the Department.

✓ Applicants must produce a market study or housing needs assessment identifying the demand, feasibility, and need for affordable housing in the target community.

✓ Applicants must have the production, management, or support of affordable housing as one of their allowable activities listed in the organization’s by-laws or articles of incorporation. Applicants may not use general statements of support for a particular population, or general charitable activities to fulfill this requirement.

Maximum Award: $35,000 per organization

Number of Anticipated Awards: up to 14, however the Department reserves the right to award funds only to those applications most likely to result in the production of affordable housing.

Regional Allocation: Awards will be scored and awarded by region with the intent of awarding at least one award to each region.
Housing Trust Fund
2005 Proposed Funding Plan

Summary:
In an effort to better inform the public of the Texas Department of Housing and Community Affairs (the Department) funding initiatives for the Housing Trust Fund, the Multifamily Finance Production Division has developed this funding plan. The plan was developed from input by all of the Department’s Divisions and has been drafted to meet the Department’s obligations under the 2005 Consolidated Plan. Readers should note that the figures used in this plan are approximations based on historical information. The Department anticipates having approximately $8.1 million dollars in FY 2005, but has not finalized estimates for FY 2006.

Sources:
Staff anticipates having approximately $2.5 million in General Revenue and approximately $5.3 million in Local Revenue to support the 2005 funding year for Housing Trust Fund (HTF). It is also anticipates that approximately $300,000 will become available in program income from the repayment of HTF loans (Table 1). General Revenues consist of legislative appropriations, which are determined on a bi-annual basis. Local Revenues consist of appropriated fees, Junior Lien Bond refinancing income, and interest payments to trust accounts. The Department must expend all General Revenue within 2 years, while Local Revenue does not expire in a similar manner.

Table 1 (all figures are approximations)

<table>
<thead>
<tr>
<th>Total Sources</th>
<th>FY 2005</th>
<th>FY 2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Revenue</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appropriated Funds</td>
<td>$2,500,000</td>
<td>$2,500,000</td>
</tr>
<tr>
<td>Program Income</td>
<td>$300,000</td>
<td>$300,000</td>
</tr>
<tr>
<td>Local Revenue</td>
<td>$5,300,000</td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$8.1 million</strong></td>
<td><strong>$2,800,000</strong></td>
</tr>
</tbody>
</table>

Funding Plan:
Historically, the Department has used HTF to meet the legislative mandate to provide $3 million per year to the Texas Bootstrap Housing Assistance program. The Department plans to meet this mandate again in FY 2005 by providing at least $3 million to the program. This level of funding is likely to be continued in FY 2006, as well. HTF has traditionally been used for this program due to the flexible nature of the funds and the program’s requirements.

Of the remaining $5.1 million, the Department plans to make $4 million available through a Rental Housing Development NOFA, $500,000 available through the Capacity Building program, and reserve the remainder for Predevelopment Loans and Previous Commitment Reserves. The following is a discussion of these activities and their planned release.

Rental Development:
The Department will release $4 million in HTF to develop affordable rental housing. The NOFA for this program will be released in January 2005, as a competitive application cycle. Applications must be submitted to the Department by March 1, 2005. The Department will release a draft copy of the NOFA in January 2005 for public input. This funding is subject to the Regional Allocation Formula, a breakdown of funding by region is provided in table 2.
In addition to the Regional Allocation Formula, the Department has determined that to equally disperse funding between rural and urban/exurban areas, the following award process will be used. The Department will make the first award in each region to the highest scoring rural applicant, except in regions where there are no eligible rural applications. Therefore, the highest scoring rural applicant will be granted the first award from each region based on available funding. After the top scoring rural applicant has been awarded funds, all remaining applicants will be awarded funding based on score and availability of funding within the region, regardless of their location in a rural or urban/exurban area.

Table 2: Regional Allocation Formula applied to Rental Development Funds

<table>
<thead>
<tr>
<th>Region</th>
<th>Place for Geographical Reference</th>
<th>Regional Funding Amount</th>
<th>Regional Funding %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Lubbock</td>
<td>$172,226</td>
<td>4.3%</td>
</tr>
<tr>
<td>2</td>
<td>Abilene</td>
<td>$111,601</td>
<td>2.8%</td>
</tr>
<tr>
<td>3</td>
<td>Dallas/ Fort Worth</td>
<td>$736,351</td>
<td>18.4%</td>
</tr>
<tr>
<td>4</td>
<td>Tyler</td>
<td>$198,665</td>
<td>5.0%</td>
</tr>
<tr>
<td>5</td>
<td>Beaumont</td>
<td>$119,571</td>
<td>3.0%</td>
</tr>
<tr>
<td>6</td>
<td>Houston</td>
<td>$778,071</td>
<td>19.5%</td>
</tr>
<tr>
<td>7</td>
<td>Austin/ Round Rock</td>
<td>$281,514</td>
<td>7.0%</td>
</tr>
<tr>
<td>8</td>
<td>Waco</td>
<td>$239,032</td>
<td>6.0%</td>
</tr>
<tr>
<td>9</td>
<td>San Antonio</td>
<td>$323,265</td>
<td>8.1%</td>
</tr>
<tr>
<td>10</td>
<td>Corpus Christi</td>
<td>$198,952</td>
<td>5.0%</td>
</tr>
<tr>
<td>11</td>
<td>Brownsville/ Harlingen</td>
<td>$516,154</td>
<td>12.9%</td>
</tr>
<tr>
<td>12</td>
<td>San Angelo</td>
<td>$118,059</td>
<td>3.0%</td>
</tr>
<tr>
<td>13</td>
<td>El Paso</td>
<td>$206,539</td>
<td>5.2%</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>$4,000,000</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Capacity Building:
The Department is committed to funding Capacity Building as a means to increase the pool of eligible nonprofit applicants for its housing development programs. In FY 2004 the Department awarded $410,000 in Capacity Building funds to 14 organizations in 8 state service regions. The Department is increasing funding to $500,000 in FY 2005. This NOFA will be released in May 2005.

Staff intends to make several improvements in reporting and marketing of this program. As in past years, FY 2004 did not see awards to Regions 4 or 5. Additionally, the number of applicants was lower than in previous years while the public input on need for Capacity Building funds remains high. The Department will make better use of its marketing tools, including the new Mailman List Service, our website, as well as better utilization of statewide nonprofit intermediaries and technical assistance providers.

Reserves for Previous Commitments:
The Department will reserve $100,000 in HTF funds to meet the needs of previously funded HTF developments that experience extenuating circumstances and require an increase to their original award. While the Department does not encourage contract increases, occasionally unique circumstances exist that may warrant an increase to ensure the long-term feasibility of a development. If a request is found to be valid and necessary the Department is reserving funds to increase funding.

Predevelopment Loans:
$500,000 in Local Revenue will be reserved to fund the FY 2006 Predevelopment Loan Program. When released, the Department may determine to no longer utilize a third party administrator, but award funds directly. The Department continues to have $530,000 in funding and a contract to
award these funds through FY 2005. Staff therefore will not release any new funding that may compete with the current program, until FY 2006.

The Predevelopment Loan Program will continue to provide funding to nonprofit organizations for housing development costs that the Department determines to be customary and reasonable, including but not limited to consulting fees, costs of preliminary financial applications, legal fees, architectural fees, engineering fees, engagement of a development team, site control, and title clearance.

**Fund Assignment:**
General Revenue require that funding be committed and expended within two years of appropriation, while Local Revenue does not have a specific expenditure deadline. In recognizing these differences funding commitments will be assigned according the speed and flexibility of each program activity. The following table reflects our suggestions.

<table>
<thead>
<tr>
<th>Activity</th>
<th>FY 2005</th>
<th>FY 2006</th>
<th>Resource</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Development</td>
<td>$4,000,000</td>
<td>Unknown</td>
<td>GR and LR</td>
</tr>
<tr>
<td>Capacity Building</td>
<td>$500,000</td>
<td>Unknown</td>
<td>GR</td>
</tr>
<tr>
<td>Texas Bootstrap</td>
<td>$3,000,000</td>
<td>$3,000,000</td>
<td>LR &amp; GR</td>
</tr>
<tr>
<td>Predevelopment Loans</td>
<td>Reserved Until FY 2006</td>
<td>$500,000</td>
<td>LR &amp; GR</td>
</tr>
<tr>
<td>Previous Commitment Reserves</td>
<td>$100,000</td>
<td>Unknown</td>
<td>LR</td>
</tr>
</tbody>
</table>
Consider appeal of termination of application submitted by Alpha Concepts, Inc. for 2005 Single Family HOME Investment Partnerships (HOME) Program funds for Tenant Based Rental Assistance in the Urban/Exurban areas of Jefferson County.

**Required Action**

Board deny appeal of application termination.

**Background and Recommendations**

**Summary**

Alpha Concepts, Inc. wishes to appeal to the Board the termination of the application submitted for 2005 Single Family HOME Program funds for Tenant Based Rental Assistance in the Urban/Exurban areas of Jefferson County. The application was received on Monday, May 2, 2005 after the Friday, April 29th deadline. An appeal was submitted to the Executive Director on May 17, 2005 requesting the application be reinstated and be considered for funding. The Executive Director denied this appeal.

Alpha Concepts, Inc. submitted the application to the U.S. Postal Service on April 28th, and requested express mail (next day) delivery. It is unfortunate that the U.S. Postal Service experienced “transportation errors” and was unable to fulfill its guarantee to Alpha Concepts, Inc.

HOME Program application guidelines specifically state “regardless if an application is hand-delivered, mailed through the U.S. Postal Service, or sent through a private carrier such as Federal Express or Airborne, the application must be received by the Department no later than Friday, April 29, 2005 at 5:00pm CST”. The application further states, “Applications that do not meet the filing deadline requirements will be returned to the applicant and will not be considered for funding.” These submission rules are in accordance with 1- T.A.C. Section 53.56(2.

In addition to not meeting the filing deadline, the appeal does not meet one or more of the grounds established at 10 T.A.C. Section 1.7(b). No procedural error has occurred as otherwise stated in the appeal letter. The application was processed by the Department in accordance with the application and selection rules in effect for the current application cycle. The application was received after the Friday, April 29th deadline at no fault of the Department.

**Recommendation**

It is staff's recommendation that the appeal to the Board be denied.
Appeal to the Board Letter
Alpha Concepts, Inc.
1011 10th Street
Orange, TX  77630

June 1, 2005

Board of Directors
Texas Department of Housing and Community Affairs
507 Sabine, Suite 400
Austin, TX  78711

RE: Appeal to Executive Director of Termination of 2005 HOME Program Application

Dear Board of Directors:

Alpha Concept, Inc., (ACI) submitted a 2005 HOME program funds application for the Tenant Based Rental Assistance Program in Region 5, Urban/Suburban areas in Jefferson County. Regretfully, our application was terminated due to the fact, the application was received by the Department after Friday, April 29, 2005 because of a U.S. Postal Service "transportation error."

An appeal was submitted to the Executive Director, Edwina P. Carrington, only to be denied as stated in her letter dated May 18, 2005 and received on May 25, 2005. As per the Texas Administrative Code, if an applicant is not satisfied with the Executive Directors response to the appeal, the applicant may appeal in writing directly to the Board within sixty days after the date of the Executive Director’s response.

I respectfully Appeal the decision made by the Executive Director, in accordance with Title 10, Part 1, Chapter 1, Subchapter A, Section 1.7, (b) Grounds (3) Procedural error, (c) appeal to Executive Director (d) appeal to the Board of Directors for the following extenuating circumstances that were absolutely out of our control:

4/28/05: ACI submitted the Application package to the U.S. Postal Service, Express Mail, as per Express Mail Label (Copy enclosed)
Date of Accepted by Postal Service: 4/28/05, 16:59 p.m.
Day of Delivery - Next Day
Scheduled Date of Delivery: 4/29/05
Scheduled Time of Delivery: 3:00 p.m.

Phone: 409-886-7920  *Fax: 409-886-0366 *email:debrah@exp.net
Ms. Patricia Lewis, Manager, Consumer Affairs for the U.S. Postal Service, Houston District, has researched this Mail Label, and found that this package was guaranteed for next day delivery by 3:00 p.m. However, as per Ms. Lewis's letter dated May 11, 2005, the express package did not get delivered due to "transportation errors" on part of the Houston District Post Office. Our package arrived in Austin at 1:38 p.m. on Friday, April 29, 2005, too late to be delivered out to the Department by 5:00 p.m. Ms. Lewis's letter stated the U.S. Postal Service accepts full and total responsibility for the delivery delay and expresses the Postal Service apologies for the trouble and inconvenience this incident may have caused and hopes her letter will help explain the untimely receipt of our application (package) and will assist us in our appeal to the Department.

This incident is very disappointing and inexcusable for the U.S. Postal Service. This delay in delivery is absolutely the error of the U.S. Postal Service and vindicates ACI's efforts and determination to follow the application guidelines. The application was submitted later than we expected due receiving late communications from Lamar State College-Port Arthur.

Alpha Concepts Inc., has administered the Tenant Based Rental Assistance Program that has provided assistance to over 100 participants enabling them to pursue and educational or training program. Our community is a College community. Lamar State College-Orange educates over 1500 students per semester.

The Board of Directors of Alpha Concepts Inc., and I appreciate the opportunities given to our organization. Please reconsider our appeal to enable our organization to continue to meet the real needs of Orange County's population and we are very proud to be a part of assisting the community to become more productive citizen.

Your consideration in honoring my appeal request, is greatly appreciated!!

Please find enclosed, the U.S. Postal Service Letter, the Track and Confirm Shipment Details, and the Express Mailing Label for the application package.

Sincerely,

[Signature]
Debra S. Huffman
Director

Enclosures
Facsimile Cover Letter

Please deliver the following pages

To: Debra Huffman  
500 4th Street  
Orange, TX 77630-5725

From: Patricia L. Lewis  
Manager, Consumer Affairs (A), Houston District  
United States Postal Service  
P O Box 250001  
Houston, TX 77202-9931  
713-226-3147 (office)  
FAX: 713-226-3904

Date: May 12, 2005
Number of Pages (Including Cover): 3

Comments: Debra, again, please accept my sincere apologies.

Thanks!
May 11, 2005

Ms. Debra Huffman
500 4th Street
Orange, TX 77630-5725

Dear Ms. Huffman,

Thank you for your recent inquiry concerning our failure to deliver your Express Mail shipment to PO Box 13941 in Austin, Texas 78711-3941 in a timely manner. Certainly such things should not happen with our top-of-the-line service, and I apologize for the delay in delivery.

We work very hard to offer excellent service to our customers, and it is genuinely disappointing to hear of instances when we simply do not meet the needs of our customers or our service standard. Express Mail service offers a next-day or second-day service guarantee, and with service failures we offer the mailer a full refund on postage.

I have researched your inquiry and have found out that your item was guaranteed for next day delivery by 3:00 p.m., however because of transportation errors on the part of the Houston District, your item arrived in Austin at 1:30 p.m. This was not timely enough to meet the guaranteed service standard that was promised to you.

The Postal Service and all other delivery services guarantee a postage refund only. This is necessary because no one can guarantee there will not be some human, transportation, or systems failure that could cause a delay. This is the same with any product or service guarantee. No one can guarantee perfection; we can only agree to make an appropriate refund if the product or service does not meet the advertised standard.

I have forwarded the incident you reported to the appropriate Express Mail coordinators so that corrective measures can be taken.

Despite this failure, we hope that you will give us another opportunity to serve you in the future. Your business is extremely important to us.

Apologies are extended for the trouble and inconvenience this incident caused. I hope this letter will help explain the untimely receipt of your package. Perhaps it will assist in the your appeal with the Texas Housing Department.

Sincerely,

Patricia Lewis

PO BOX 230001
HOUSTON TX 77222-9931
713-226-8442
FAX 713-226-9904
Track & Confirm

Shipment Details:

You entered EDB0 7840 094US

Your item was delivered at 11:12 am on May 02, 2005 in AUSTIN, TX 78711 to GSC EXPRESS 78711. The item was signed for by L WALKER.

Here is what happened earlier:

- NOTICE-LEFT, April 30, 2005, 6:33 am, AUSTIN, TX 78711
- ENROUTE, April 29, 2005, 1:38 pm, AUSTIN, TX 78799
- ACCEPTANCE, April 28, 2005, 4:58 pm, ORANGE, TX 77630

Notification Options

- Track & Confirm by email
- Request Proof of Delivery
- Got it?
- What is this?
- Got it?

United States Postal Service

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Executive Director Appeal Denial Letter
May 18, 2005

Debra Huffman, Executive Director
Alpha Concepts, Inc.
1011 10th Street
Orange, Texas 77630

RE: Appeal to Executive Director of Termination of 2005 HOME Program Application

Dear Ms. Huffman:

The Texas Department of Housing and Community Affairs (Department) regrets to inform you that the decision to terminate the application submitted by Alpha Concepts for 2005 HOME Program funds for Tenant Based Rental Assistance in the Urban/Exurban areas of Jefferson County has been upheld and the appeal to the Executive Director denied.

Regretfully, the appeal does not meet one or more of the grounds established at Title 10, Part I, Chapter 1, Subchapter A, Section 1.7(b). No procedural error has occurred as otherwise stated in the appeal letter. The Application was processed by the Department in accordance with the Application and selection rules in effect for the current application cycle. The application was received after the Friday, April 29th deadline at no fault of the Department.

Application guidelines specifically state “regardless if an application is hand-delivered, mailed through the U.S. Postal Service, or sent through a private carrier such as Federal Express or Airborne, the application must be received by the Department no later than Friday, April 29, 2005 at 5:00pm CST”. These submission rules are in accordance with Title 10, Part 1, Chapter 53 Section 53.56(2) of the Texas Administrative Code.

It is unfortunate that the U.S. Postal Service experienced “transportation errors” and was unable to fulfill its guarantee to your organization.

An Applicant may appeal the Executive Director’s response in accordance with Title 10, Part I, Chapter 1, Subchapter A, Section 1.8 of the Texas Administrative Code.
Ms. Debra Huffman
Page Two

The Department appreciates your interest in providing affordable housing for the State of Texas. If you have any questions regarding your application or would like additional information on future funding cycles, please contact Paige McGilloway, Project Manager for Program Awards, with the Single Family Finance Production Division at (512) 475-4604.

Sincerely,

Edwina P. Carrington
Executive Director

cc: Eric Pike
    Paige McGilloway
Appeal to Executive Director Letter
May 12, 2005

Edwina P. Carrington, Executive Director
Texas Department of Housing and Community Affairs
507 Sabine, Suite 400
Austin, TX 78711

Re: Appeal to Termination of 2005 HOME Program Application
Letter dated 5/9/05

Dear Ms. Carrington,

Alpha Concepts, Inc. (ACI) submitted a 2005 HOME program funds application for Tenant Based Rental Assistance in the Urban/Exurban Areas of Jefferson County. Regrettfully, our application was terminated due to the fact, the application was received by the Department after Friday, April 29, 2005. Alpha Concepts, Inc. received the letter dated 5/9/05 via fax on 5/11/05 and original letter and application packet via UPS on 5/12/05.

I respectfully Appeal the decision made by the Department, in accordance with Title 10, Part 1, Chapter 1, Subchapter A, Section 1.7, (b) Grounds (3) Procedural error, (c) appeal to Executive Director for the following extenuating circumstances:

4/28/05 ACI submitted the Application package to the U.S. Postal Service, Express Mail, as per Express Mail Label (Copy enclosed)
Date of Accepted 4/28/05, 16:59 p.m.
Day of Delivery - Next Day
Scheduled Date of Delivery - 4/29/05
Scheduled Time of Delivery - 3:00 p.m.

Ms. Patricia Lewis, Manager, Consumer Affairs with the U.S. Postal Service Houston District, has researched this Mail Label, and found that this package was guaranteed for next day delivery by 3:00 p.m. However, as per Ms. Lewis's letter because of "transportation errors" on part of the Houston District Post Office, our package arrived in Austin at 1:38 p.m. on 4/29/05, too late to be delivered out to the Department by 5:00 p.m. Ms. Lewis's letter states the U.S. Postal Service accepts full and total responsibility for the delivery delay and expresses the Postal Service apologies for the trouble and inconvenience this incident caused and hopes her letter will help explain the untimely receipt of our package and will assist our appeal to the Department.

Phone: 886-7920 * Fax: 886-0366 * email: debrah@exp.net
This incident is very disappointing and inexcusable and as far as I am concerned. This delay in delivery is absolutely the error of the U.S. Postal Service and vindicates ACI’s efforts and determination to follow application guidelines.

Alpha Concepts, Inc. expresses that the above described Appeal warrants reconsideration by the Texas Department of Housing and Community Affairs.

The Board of Directors of Alpha Concepts, Inc., and I feel the Tenant Based Rental Assistance Program has met and will continue to meet the real needs of Orange County’s population and we are proud to be part of assisting the community to become more productive citizens.

Please find enclosed the U.S. Postal Service letter, the Track and Confirm Shipment Details, and the Express Mailing Label for the application package.

Your consideration in honoring my request is greatly appreciated.

Sincerely,

Debra S. Huffman
Director

Enclosures
FACSIMILE COVER LETTER

PLEASE DELIVER THE FOLLOWING PAGES

To: Debra Huffman
500 4th Street
Orange, TX 77630-5725

FROM: Patricia L Lewis
Manager, Consumer Affairs (A), Houston District
United States Postal Service
P O Box 250001
Houston TX 77202-9631
713-226-3147 (office)
FAX: 713-226-3904

DATE: MAY 12, 2005
NUMBER OF PAGES (INCLUDING COVER): 3

COMMENTS: Debra, again, please accept my sincere apologies.

Thanks!
May 11, 2005

Ms. Debra Huffman
500 4th Street
Orange, TX 77630-5725

Dear Ms. Huffman,

Thank you for your recent inquiry concerning our failure to deliver your Express Mail shipment to PO Box 13841 in Austin, Texas 78711-3841 in a timely manner. Certainly such things should not happen with our top-of-the-line service, and I apologize for the delay in delivery.

We work very hard to offer excellent service to our customers, and it is genuinely disappointing to hear of instances when we simply do not meet the needs of our customers or our service standard. Express Mail service offers a next-day or second-day service guarantee, and with service failures we offer the mailer a full refund on postage.

I have researched your inquiry and have found out that your item was guaranteed for next day delivery by 3:00 p.m., however because of transportation errors on the part of the Houston District, your item arrived in Austin at 1:38 p.m. This was not timely enough to meet the guaranteed service standard that was promised to you.

The Postal Service and all other delivery services guarantee a postage refund only. This is necessary because no one can guarantee there will not be some human, transportation, or systems failure that could cause a delay. This is the same with any product or service guarantee. No one can guarantee perfection; we can only agree to make an appropriate refund if the product or service does not meet the advertised standard.

I have forwarded the incident you reported to the appropriate Express Mail coordinators so that corrective measures can be taken.

Despite this failure, we hope that you will give us another opportunity to serve you in the future. Your business is extremely important to us.

Apologies are extended for the trouble and inconvenience this incident caused. I hope this letter will help explain the untimely receipt of your package. Perhaps it will assist in your appeal with the Texas Housing Department.

Sincerely,

[Signature]

Patricia Lewis
Track & Confirm

Shipment Details

You entered ED80 7840 094U S

Your item was delivered at 11:12 am on May 02, 2005 in AUSTIN, TX 78711 to GSC EXPRESS 78711. The item was signed for by L WALKER.

Here is what happened earlier:

- NOTICE LEFT, April 30, 2005, 6:33 am, AUSTIN, TX 78711
- ENROUTE, April 29, 2005, 1:38 pm, AUSTIN, TX 78799
- ACCEPTANCE, April 28, 2005, 4:58 pm, ORANGE, TX 77630

Notification Options

- Track & Confirm by email
- Request Proof of Delivery

POSTAL INSPECTORS
Preserving the Trust

http://trkcnfrm1.smni.usps.com/netdata-cgi/db2www/cbd_243d2w/detail

5/12/2005
Department's Termination Letter
May 9, 2005

Debra Huffman, Executive Director
Alpha Concepts, Inc.
1011 10th Street
Orange, Texas 77630

RE: Termination of 2005 HOME Program Application

Dear Ms. Huffman:

The Texas Department of Housing and Community Affairs (Department) regrets to inform you that the application submitted by Alpha Concepts for 2005 HOME Program funds for Tenant Based Rental Assistance in the Urban/Exurban areas of Jefferson County has been terminated. The application was received after the Friday, April 29th deadline. Please find enclosed the application package and application fee submitted by your organization.

An Applicant may appeal decisions made by the Department in accordance with Title 10, Part 1, Chapter 1, Subchapter A, Sections 1.7-1.8 of the Texas Administrative Code.

The Department appreciates your interest in providing affordable housing for the State of Texas. If you have any questions regarding your application or would like additional information on future funding cycles, please contact Paige McGilloway, Project Manager for Program Awards, with the Single Family Finance Production Division at (512) 475-4604.

Sincerely,

Edwina P. Carrington, Executive Director
Texas Department of Housing and Community Affairs

cc: Eric Pike
Paige McGilloway.

Enclosed
housing priorities. Applicants will continue to be considered for funding if the score exceeds the minimum threshold score of 60% of the total HOME Program score established for the Activity. The highest scoring OCC and TBRA applicants will be recommended up to the limit of funds available per region, and area type. Should an Activity not have enough qualified applicants, the funds will be redirected to the next Activity in the region that had a higher number of qualified applicants. The highest scoring ADDI applicants will be recommended up to the limit of funds available statewide.

Applicants will be notified at least 7 calendar days prior to the date of the Board meeting of their application status. Applications that receive favorable staff recommendations are presented to the Board for approval.

**Application Deadline and Submission Methods**

The deadline for submission of applications is as follows:

**Deadline date for submitting a COMPLETE application and application fee is Friday, April 29, 2005 at 5:00 pm CST.** Regardless if an application is hand-delivered, mailed through the U.S. Postal Service, or sent through a private carrier such as Federal Express or Airborne, the application must be received by the Department no later than Friday, April 29, 2005 at 5:00pm CST.

Applicants are required to remit a non-refundable application fee payable to the Texas Department of Housing and Community Affairs in the amount of $30.00 per application. Please send check, cashier’s check or money order; **do not send cash.** Section 2306.147(b) of the Texas Government Code requires the Department to waive grant application fees for nonprofit organizations that offer expanded services such as child care, nutrition programs, job training assistance, health services, or human services. **If the applicant wishes the Department to waive the application fee, the applicant must state in the Resolution that the nonprofit organization offers expanded services such as child care, nutrition programs, job training assistance, health services, or human services to be eligible for this fee exemption.** The application fee is not an eligible or reimbursable cost under the HOME Program.

Applications that do not meet the filing deadline requirements will be returned to the applicant and will not be considered for funding. Applications must be on forms provided by the Department, and cannot be altered or modified and must be in final form before submitting them to the Department. Applications will not be accepted through facsimile.

Applications mailed via the U.S. Postal Service **must** be mailed to:

Texas Department of Housing & Community Affairs  
Single Family Finance Production Division  
P.O. Box 13941  
Austin, Texas 78711-3941

Applications mailed by private carrier or hand-delivered will be received at the physical address of:

Texas Department of Housing & Community Affairs  
Single Family Finance Production Division  
507 Sabine, Suite 700  
Austin, Texas 78701

If an application contains deficiencies which, in the determination of Department staff, require clarification or correction of information submitted at the time of application, staff may request clarification or correction of such deficiencies. The Department may request clarification or
ACTION ITEMS

Request approval of a $52,000 HOME Investment Partnerships Program (HOME) contract to the City of Kaufman to assist one homeowner previously assisted under HOME contract 532238.

REQUIRED ACTION

Approve recommendation of a new contract between the Department and the City of Kaufman.

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BACKGROUND AND RECOMMENDATIONS

Summary
The City of Kaufman (City) originally received HOME contract number 532238 in the amount of $250,000 under the Owner-Occupied Assistance program. The contract assisted ten (10) beneficiaries with rehabilitation or reconstruction of existing units. The City does not have a current HOME award.

During 2003, one of the assisted beneficiaries submitted a complaint to the US Department of Housing and Urban Development (HUD) regarding problems with the foundation of the unit. The beneficiary received $38,711 in 1996 for reconstruction of the unit. According to the complaint, defects began to develop in the structure of the home within the first nine months of reconstruction, including cracks in the sheetrock, unusable doors, and insufficient column support. The complainant states that the condition of the home was reported to the City, the City’s consultant, and the Department; however no action was taken to remedy the situation.

Subsequent to discussions between the City, the Department, and HUD, the Department received written approval from HUD to assist the affected homeowner.

HUD indicated that in order for assistance to be provided, a new activity must be set up in HUD’s IDIS system. However, funding cannot exceed Section 221 (d)(3) limits or $112,861. HUD advised that this is an exception to general HOME Program requirements being granted in this instance only. Additionally, HUD requested that the Department assist the homeowner as expeditiously as possible.

Recommendation
Staff recommends that the Board approve a contract to the City of Kaufman in the amount of $52,000 to assist one beneficiary with the reconstruction or rehabilitation of the housing unit. The contract will be closely monitored by the Department and the City will not accept bids from the original construction contractor. Funding will be provided as a Special Project through deobligated HOME funds. This award will not affect available Disaster Relief HOME funds.
BOND FINANCE DIVISION

BOARD ACTION REQUEST

June 27, 2005

Action Item

Mortgage credit certificate program for first time homebuyers.

Required Action

Approve the attached resolution authorizing TDHCA’s 2005 A Mortgage Credit Certificate Program.

Background

In December 2004, TDHCA’s Board approved TDHCA’s 2005 Mortgage Credit Certificate Program for first time homebuyers. Since inception of the 2005 Mortgage Credit Program, TDHCA has reserved or issued $10,366,762 million of total authority of $15 million. As of June 14, 2005, $1.6 million remains available for non-targeted borrowers. TDHCA should be able to issue approximately 36 more commitments, and we currently have 21 of those in the pipeline. This will leave a balance of $3 million available for borrowers purchasing residences in target areas. The Internal Revenue Code requires this target area reservation.

Lenders participating in the 2003 and 2005 program have expressed continued interest in mortgage credit certificates. TDHCA anticipates using an additional $60 million of its 2005 state volume cap to issue mortgage credit certificates (“MCCs”) and substantially completed documents have been prepared. TDHCA’s 2005 state volume cap balance of $47,925,498 of the original $167,925,498 will be used to issue single family bonds later in 2005. With MCCs, the homebuyer/taxpayer would be entitled to a personal credit against their tax liability for a portion of the interest paid on their home mortgage.

In order to be eligible for an MCC, borrowers must comply with the same first time homebuyer requirements stipulated by the Internal Revenue Code for mortgage revenue bonds. For example, MCC recipients must occupy the residence as their primary residence, comply with income limits and comply with home purchase price limits. MCCs cannot be used with mortgages funded with tax-exempt bond proceeds.

An MCC increases borrowers’ disposable income by reducing their tax liability dollar-for-dollar up to a maximum $2,000 limit. As illustrated below, borrowers’ may also deduct the mortgage interest balance remaining after application of the tax credit.

| TDHCA Single Family Volume Cap Allocated for MCCs | $60 million |
| IRS MCC Conversion Factor | $0.25 |
| MCC Issuance Authority | $15 million |
| Average 2003 Mortgage Credit Certificate Program Mortgage Amount | $111,000 |
| Market Mortgage Interest Rate | 6.00% |
| First Year Mortgage Interest | $6,660 |
| MCC Certificate Credit Rate | 35% |
| Tax Credit Amount | $2,000 |
| Schedule A Mortgage Interest Deduction | $4,660 |

Recommendation

Approve the attached resolution authorizing TDHCA’s 2005 A Mortgage Credit Certificate Program.
Resolution No. 05-039


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

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

WHEREAS, by resolution adopted on May 26, 2005, the Governing Board authorized the filing with the Texas Bond Review Board of an application for reservation of private activity bond volume cap in the amount of $107,925,498 for qualified mortgage bonds for calendar year 2005; and

WHEREAS, the Governing Board has determined not to issue qualified mortgage bonds in the amount of $60,000,000 and desires to implement a 2005A Mortgage Credit Certificate Program (the “2005A MCC Program”) under Section 25 of the Internal Revenue Code of 1986, as amended; and

WHEREAS, the Governing Board desires to authorize the execution and delivery of the Program Administrator Agreement (the “Administrator Agreement”) in substantially the form attached hereto; and

WHEREAS, the Governing Board desires to authorize the execution and delivery of the MCC Participation Agreement (the “Participation Agreement”) in substantially the form attached hereto; and

WHEREAS, the Governing Board desires to approve the Program Manual (the “Program Manual”) in substantially the form attached hereto, setting forth the terms and conditions upon which MCCs will be issued by the Department; and
WHEREAS, the Governing Board desires to approve the Program Summary (the “Program Summary”) in substantially the form attached hereto setting forth the terms of the 2005A MCC Program; and

WHEREAS, the Governing Board desires to approve the use of an amount not to exceed $250,000 of Department funds to pay the costs of implementing the 2005A MCC Program; and

WHEREAS, the Governing Board desires to approve the forms of the Administrator Agreement, the Participation Agreement, the Program Manual and the Program Summary, in order to find the form and substance of such documents to be satisfactory and proper and the recitals contained therein to be true, correct and complete; and has determined to implement the 2005A MCC Program in accordance with such documents by authorizing the 2005A MCC Program, the execution and delivery of such documents and the taking of such other actions as may be necessary or convenient to carry out the 2005A MCC Program; NOW, THEREFORE,

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

ARTICLE I
APPROVAL OF MCC DOCUMENTS

Section 1.1—2005A MCC Program. The Governing Board hereby elects not to issue qualified mortgage bonds in the amount of $60,000,000 and authorizes the implementation of the 2005A MCC Program and the filing with the Internal Revenue Service of an election not to issue $60,000,000 of qualified mortgage bonds.

Section 1.2—Approval, Execution and Delivery of the Administrator Agreement. The form and substance of the Administrator Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are hereby authorized to execute, attest and affix the Department’s seal to the Administrator Agreement, and to deliver the Administrator Agreement to the other parties thereto.

Section 1.3—Approval, Execution and Delivery of the Participation Agreement. The form and substance of the Participation Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are hereby authorized to execute, attest and affix the Department’s seal to the Participation Agreement, and to deliver the Participation Agreement to the other parties thereto.

Section 1.4—Approval of Program Manual and Program Summary. The form and substance of the Program Manual and Program Summary are hereby authorized and approved.

Section 1.5—Execution and Delivery of Other Documents. The authorized representatives of the Department named in this Resolution are each hereby authorized to execute, attest, affix the Department’s seal to and deliver such other agreements, advance commitment agreements, assignments, bonds, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, notices of acceptance, written requests, public notices and other papers, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution, the Administrator Agreement, the Participation Agreement, the Program Manual and the Program Summary.

Section 1.6—Power to Revise Form of Documents. Notwithstanding any other provision of this Resolution, the authorized representatives of the Department named in this Resolution are each hereby authorized to make or approve such revisions in the form of the documents attached hereto as exhibits as, in the judgment of such authorized representative, and in the opinion of Vinson & Elkins L.L.P., Bond Counsel to the Department, may be necessary or convenient to carry out or assist in carrying out the purposes of this
Resolution, such approval to be evidenced by the execution of such documents by the authorized representatives of the Department named in this Resolution.

Section 1.7--Exhibits Incorporated Herein. All of the terms and provisions of each of the documents listed below as an exhibit shall be and are hereby incorporated into and made a part of this Resolution for all purposes:

Exhibit A - Administrator Agreement
Exhibit B - Participation Agreement
Exhibit C - Program Manual
Exhibit D - Program Summary

Section 1.8--Authorized Representatives. The following persons are each hereby named as authorized representatives of the Department for purposes of executing and delivering the documents and instruments referred to in this Article I: the Chair of the Governing Board; the Vice Chairman of the Governing Board; the Secretary of the Governing Board; the Executive Director of the Department; the Chief Financial Officer of the Department and the Director of Bond Finance of the Department.

Section 1.9--Department Contribution. The Department authorizes the contribution of Department funds in an amount not to exceed $250,000 to pay certain costs of implementing the 2005A MCC Program.

ARTICLE II
GENERAL PROVISIONS

Section 2.1--Purposes of Resolution. The Governing Board of the Department has expressly determined and hereby confirms that the implementation of the 2005A MCC Program contemplated by this Resolution accomplish a valid public purpose of the Department by providing for the housing needs of individuals and families of low, very low and extremely low income and families of moderate income in the State.

Section 2.2--Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department’s website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

Section 2.3--Effective Date. This Resolution shall be in full force and effect from and upon its adoption.
PASSED AND APPROVED this 27th day of June, 2005.

Chair, Governing Board

ATTEST:

Secretary

(SEAL)
Action Items

Increase Area Median Family Income (AMFI) for the First Time Home Buyer Program from 80% AMFI to 115%. AMFI for borrowers obtaining assisted mortgage loans for funds that have satisfied the one year very low income reservation pursuant to Rider Nine.

Required Action

Approve increasing Area Median Family Income (AMFI) for the First Time Home Buyer Program from 80% AMFI to 115% AMFI for borrowers obtaining assisted mortgage loans. This change will apply to funds that have satisfied the one year very low income reservation pursuant to Rider Nine.

Background

At its April 7, 2005 meeting, the Finance Committee instructed the Director of Bond Finance, along with the Division of Policy and Public Affairs, to explore raising the Area Median Family Income (AMFI) for the First Time Home Buyer Program from 80% AMFI to 115% AMFI for borrowers obtaining assisted mortgage loans. The Bond Finance, Single Family Finance Production, and Policy and Public Affairs Divisions propose conducting further study with regard to increasing the post set-aside AMFI ceiling from 80% to 115%. TDHCA currently has a balance of approximately $80 million in funds that may benefit from this change. The Board approved further review of this issue at its May 26, 2005 meeting.

Our review entailed the calculation of borrower incomes to median purchase prices for housing located in eight municipalities throughout the state. The attached schedule lists the municipalities and corresponding data. Typically, the industry standard prescribes that borrowers can afford a house that generally costs no more than 2.5 times borrowers’ income. We also reviewed a level of 2.0 times borrowers’ income in consideration of borrowers with challenged debt and credit profiles. Our calculations yielded the following results.

- The median sales price of housing exceeded both the 2.0 and 2.5 affordability standard in all of the municipalities reviewed at the 60% AMFI level.

- Borrowers in only three municipalities would qualify for housing at the median sales price at 2.5 times income.

- Only at the 115% AMFI level will borrowers qualify for housing at the median sales price in all of the municipalities reviewed

Rider Nine requires that at least 30% of TDHCA’s lendable bond proceeds are set-aside for a period of one year for individuals and families at 60% and below the AMFI, while assuring the highest bond rating. Rider Nine also requires TDHCA to utilize down payment and closing cost assistance or other assistance methods in conjunction with this set-aside.
After the one year set-aside expires, TDHCA’s policy has been to restrict assisted mortgage loans to borrowers at 80% AMFI or less.

The increase in housing prices limits the ability of individuals and families at 60% and below AMFI to purchase houses. TDHCA’s recent single family bond programs have realized non-existent to extremely slow originations within this 60% AMFI assisted mortgage loan segment, and originations have also been very slow at the 80% AMFI level. TDHCA’s bond issues incur significant costs in negative arbitrage over the course of one year during the time TDHCA complies with the set-aside’s requirements.

**Recommendation**

Approve increase in Area Median Family Income (AMFI) for the First Time Home Buyer Program from 80% AMFI to 115% AMFI for borrowers obtaining assisted mortgage loans, in response to current market conditions. This increase would be applicable for a 2 year period of time, after which the increase will be reevaluated for consistency with market conditions. This change will apply to funds that have satisfied the one year very low income reservation pursuant to Rider Nine.
# Texas Department of Housing and Community Affairs
## Median Housing Price vs. Income Review for Selected Cities
### As of March 2005

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<tr>
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<tr>
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<tr>
<th></th>
<th>Median Sales Price</th>
<th>Income 115% AMFI</th>
<th>2 x 115%</th>
<th>2.5 x 115%</th>
<th>Maximum Purchase Price Based on Income</th>
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<td>Austin</td>
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<tr>
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<tr>
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<td>$121,900</td>
<td>$152,375</td>
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</tr>
</tbody>
</table>

Median Housing Price Source: Texas A&M University Real Estate Center
AMFI Source: HUD, TDHCA Single Family Mortgage Revenue Bonds, 2005 Series A

Shaded areas represent municipalities where income levels are sufficient for purchasing single family housing at the median sales price.
CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

PUBLIC COMMENT
The Audit Committee of the Board of the Texas Department of Housing and Community Affairs will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by the department staff and motions made by the Committee.

The Audit Committee of the Board of the Texas Department of Housing and Community Affairs will meet to consider and possibly act on the following:

ACTION ITEMS
Item 1 Presentation, Discussion and Possible Approval of Minutes of Audit Committee Meeting of April 14, 2005 Shad Bogany

REPORT ITEMS
Item 2 Internal Audit Report – TDHCA Compliance with Texas Whistleblower Act David Gaines
Item 3 Status of Prior Audit Issues David Gaines
Item 4 HUD On-site Monitoring of Environmental Procedures (HOME & Emergency Shelter Grants Program) David Gaines
Item 5 Status of Internal/External Audits David Gaines

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact the Board Secretary, Delores Groneck, TDHCA, 507 Sabine, Austin, Texas 78701, 512-475-3934 and request the information.

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Delores Groneck, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Jorge Reyes al siguiente número (512) 475-4577 por lo menos tres días antes de la junta para hacer los preparativos apropiados.
CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM
The Audit Committee Meeting of the Texas Department of Housing and Community Affairs of February 10, 2005 was called to order by Chairman Shad Bogany at 8:45 a.m. It was held at 507 Sabine, Room 437, Austin, Texas. Roll call certified a quorum was present.

Members present:
Shad Bogany – Chair
Norberto Salinas – Member
Patrick Gordon – Member

Staff of the Texas Department of Housing and Community Affairs was also present.

PUBLIC COMMENT
Chair Shad Bogany called for public comment and no one wished to give public comments.

ACTION ITEMS
(1) Presentation, Discussion and Possible Approval of Minutes of Audit Committee Meeting of October 14, 2004
Motion made by Patrick Gordon and seconded by Norberto Salinas to approve the minutes of the Audit Committee Meeting of October 14, 2004.
Passed Unanimously

REPORT ITEMS
(2) Presentation and Discussion of Audit Results from the Statewide Federal Single Audit for Fiscal Year Ended August 31, 2004
Mr. Gaines stated this discusses summaries of the findings and recommendations identified by the Audit. This covers non federal entities that expend over $500,000 a year. The Non-Federal entity in this case is the State of Texas and all state agencies were included in the consideration of the audit. KPMG conducted the audit.

The program at TDHCA selected to be audited was the Section 8 program. There were nine findings for the Section 8 program. There are 5 findings not cleared and 3 of those are non compliance and 2 are material weaknesses.

Eddie Farriss stated everything should be addressed by the next Board Meeting and he should have the response from state auditors for the next board meeting;

It was suggested to follow up on these at the next Audit Committee Meeting.

(3) Status of Prior Audit Issues
Mr. Gaines stated there are several findings that has cleared findings and he continues to work on these. The Section 8 vouchers request to Brazoria County has been sent to HUD and it is up to them to give a ruling on these vouchers.
(4) Enterprise Risk Management – An Executive Summary

The Department has received from the Governor’s office on the RP 36 that they are using it for other agencies as a model and the Department did an excellent job on this plan.

The Department continues working on risk management and a lot of details go into identifying the risks and staff continues to work on these risks.

EXECUTIVE SESSION
If permitted by law, the Committee may discuss any item listed on this agenda in Executive Session

OPEN SESSION
Action in Open Session on Items Discussed in Executive Session

There was no Executive Session held.

ADJOURN
The meeting adjourned at 9:46 a.m.

Respectfully submitted,

Delores Groneck, Board Secretary

fcminapr/dg
Texas Department of Housing and Community Affairs

Internal Audit Report –
TDHCA Compliance with Texas Whistleblower Act
<table>
<thead>
<tr>
<th>Audit Results and Conclusions</th>
<th>The Texas Department of Housing and Community Affairs (Department) is in compliance with Texas Government Code Chapter 554, <em>Protection for Reporting Violations of the Law</em> (Whistleblower’s Act).</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The Department is required not to suspend or terminate the employment of, or take other adverse personnel action against, a public employee who in good faith reports a violation of the law by the employing governmental entity or another public employee to an appropriate law enforcement authority.</td>
</tr>
<tr>
<td></td>
<td>The Department has incorporated this requirement in its Personnel Policies and Procedures.</td>
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<td></td>
<td>The Department is required to inform its employees of their rights under the Whistleblower Act by posting a sign in a prominent location in the workplace. The design and content of the sign is prescribed by the Office of the Attorney General.</td>
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<tr>
<td></td>
<td>The Department had three signs posted on two of seven floors in its main office building; on the 4th and the 9th floors. <em>We commend the Department for taking additional actions during the course of our audit to notify employees of their rights under the Whistleblower Act. Additional signs were posted throughout the building and the Human Resource Division started notifying new employees of their rights during new employee orientation.</em></td>
</tr>
</tbody>
</table>

| Audit Findings and Recommendations | The results of our audit disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards* or *International Standards for the Professional Practice of Internal Auditing.* |

| Management Comments | Management is in agreement with the audit results and conclusions. |

| Objectives | The objective of this audit was to determine if the Department was in compliance with Government Code Chapter 554, *Protection for Reporting Violations of Law*, commonly known as the Whistleblower Act. |

<table>
<thead>
<tr>
<th>Scope</th>
<th>The scope of this audit included consideration of:</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>the Department’s Whistleblower Policy, Ethics Policy, Retaliation Policy, and the Department’s employee Grievance Procedure,</td>
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<td>interviews with the Department’s Ethics Officer, the Director of Administrative Support and selected staff, and</td>
</tr>
<tr>
<td></td>
<td>the Texas Government Code Chapter 554, <em>Protection for Reporting Violations of Law.</em></td>
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</table>
**An Internal Audit Report - Compliance with the Texas Whistleblower Act**

**Date:** June 16, 2005  
**Auditor(s):** Lorrie Lopez  
**Responsible Division(s):** Ethics Officer; Director of Administrative Support

### Methodology

- Gaining an understanding of the Whistleblower Act and how the Department complied with the Act. The understanding was gained by reviewing the Whistleblower Act, materials relating to the Act published by the Texas Attorney General, the Department’s Whistleblower Policy, Ethics Policy, Retaliation Policy and Grievance Procedure, and by conducting interviews with staff.
- The Department’s related policies and procedures were compared with the provisions of the Whistleblower Act and other related materials published by the Texas Attorney General.
- Signs providing notice to employees of their rights under the Act and prescribed by the Texas Attorney General were observed, and materials provided during new employee orientation were reviewed.

### Report Distribution

Pursuant to the Texas Internal Auditing Act (Texas Government Code, Chapter 2102), this report is being distributed to the following parties:

- the Department's Governing Board
- the Governor's Office of Budget and Planning
- the Legislative Budget Board
- the Office of the State Auditor

### Other

- Audit fieldwork was conducted from December 13, 2004 through January 12, 2005. The audit was made in accordance with generally accepted government auditing standards and the *International Standards for the Professional Practice of Internal Auditing*.
- This audit related to the Department’s compliance with the Texas Whistleblower Act. Related areas not included within the scope of this audit that may warrant further consideration in the future include the Department’s Grievance Procedure and reported violations of law treated in accordance with the Department’s Ethics Policy.

*For additional information or copies of report, please contact David Gaines, Internal Audit Director  
512.475.3813 david.gaines@tdhca.state.tx.us*
Texas Department of Housing and Community Affairs

Status of Prior Audit Issues
**Texas Department of Housing and Community Affairs -**  
**Summary Report of Prior Audit Issues**  
(except those prior audit issues previously reported as implemented or otherwise resolved)

<table>
<thead>
<tr>
<th>Ref. #</th>
<th>Report Date</th>
<th>Report Name</th>
<th>Audit Scope</th>
<th>Status Codes</th>
<th>Date</th>
<th>Target Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>330</td>
<td>08/29/03</td>
<td>Construction of Housing Tax Credit Developments</td>
<td>Controls in place prior to the effective date of the Department’s reorganization, March 1, 2003, over the construction of HTC developments providing reasonable assurance that the developments actually delivered under the program conform to the specifications relied upon by the Board in its award decisions.</td>
<td>Px</td>
<td>08/29/03</td>
<td>03/01/04</td>
</tr>
<tr>
<td>IA</td>
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<td>Dx</td>
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<td>08/31/07</td>
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<td></td>
<td></td>
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<td>08/31/07</td>
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<td>Px</td>
<td>04/27/05</td>
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<td></td>
<td></td>
<td></td>
<td>Ix</td>
<td>06/14/05</td>
<td>05/05/05</td>
</tr>
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**Division:**  
Portfolio Management & Compliance

**Issue:**  
All requirements and information needs relating to the tax credit program, especially the construction function, should be thoroughly identified and considered in the requirement definition of the fully integrated management information system currently in development by the Department. All tax credit related functional areas, including housing tax credit production, underwriting, compliance and asset management staff should work together with the development team to ensure that the system's requirements adequately define all functional and informational needs of the program. Informational needs of other users such as other program areas that may contract with the same parties that apply for or receive tax credits, executive management, the Board and oversight agencies, including the U.S. Treasury and Internal Revenue Service, should also be considered in the requirement definition.

**Status:**  
06/14/05 - The Plan, Substantial Construction, and 8609 Reviews subtask of the FY 2005 Compliance Monitoring and Tracking System (CMTS) Enhancements project was delivered and implemented on 5/5/2005.

04/27/05 - As previously reported Audit Finding Issue #330 will be addressed by development of the Plan, Substantial Construction, and 6809 Reviews subtask of the FY 2005 CMTS Enhancements project. Development of the Plan, Substantial Construction, and 6809 Reviews is presently 100% complete and has undergone some testing. Some minor fixes have been performed and are pending software deployment, final user review, testing, and sign-off. Upon receipt of user sign-off the software will be promoted to production. Information Systems (IS) projects that it will be delivered and in production on schedule in May 2005. In the interim, it is the intention of Portfolio Management & Compliance (PMC) to continue use of the spreadsheet developed by PMC to satisfy the information needs of the Department.

03/29/05 - In March 2005, Portfolio Management & Compliance (PMC) and Information Systems (IS) divisions determined that Audit Finding Issue #330 will be addressed by development of the Plan, Substantial Construction, and 8609 Reviews sub-project of the FY 2005 CMTS Enhancements project. Development of the Plan, Substantial Construction, and 8609 Reviews is presently 30% complete. IS projects that it will be delivered into Production by May 2005. In the interim, it is the intention of PMC to use the spreadsheet developed by PMC to satisfy the information needs of the Department.

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*Status Codes: I - Implemented; T - Partially Implemented (no further action intended); P - In process of implementation; D - Action delayed; N - No action intended; NR - No response to status update request or Not Indicated  
x - Management's representation; xx - Independent assessment by audit
Auditors: KPMG

Ref. #  Report Date  Report Name  Audit Scope  Status Target Date  Ref. #  Report Date  Report Name  Audit Scope  Status Target Date
335  02/23/04  Compliance with Requirements & IC over Compliance - A-133  Statewide Federal Single Audit for FYE August 31, 2003  (SAO contract with KPMG)  Pxx  02/23/04  03/31/05

Division: Community Affairs - Section 8

Issue: Instances of noncompliance with Section 8 reporting requirements were noted. The HUD Section 8 Management Report dated September 19, 2000 noted the Department had not implemented a family self-sufficiency (FSS) program and required the Department to provide an FSS program or apply for a waiver from HUD. Correspondence from HUD dated June 26, 2003, indicated that the Department received a waiver for all areas outside of Houston, Texas. The correspondence also indicated that the Department should submit an FSS action plan for the Houston area for HUD approval within 30 days. Additionally, lines 2k and 17a, Family’s participating in the Family Self-Sufficiency Program, and line 17k(2), FSS account, were not completed on the HUD-50058-Family Report (OMB No. 2577-0083) for the families in the Houston area since the program was not implemented during fiscal year 2003.

Submit the Family Self-Sufficiency Program Action Plan for the Houston area. Once the action plan is approved by HUD, ensure that accurate FSS information is reported on the HUD 50058 Family Reports.

Status: 06/16/05 - Pursuant to HUD letter (6/14/05) the 42 Family Self Sufficiency (FSS) vouchers are included in the Brazoria County transfer effective May 1, 2005. The Department has an approved exemption, expiring on June 26, 2006, for the FSS Program.

04/28/05 - Pursuant to Hud letter (04/25/05), the final approval for the Department's transfer of the vouchers to the Brazoria County Housing Authority is May 1, 2005. Conversation with a HUD representative confirmed that the FSS vouchers are included in the voucher transfer which deobligates the Department's responsibility of administering the FSS program. The Department is awaiting written confirmation.

03/29/05 - TDHCA has responded to a HUD request on March 23,2005 regarding the number of vouchers to be relinquished to Brazoria County Housing Authority. The FSS vouchers are included in the voucher transfer. The final approval of the transfer is still pending.

03/04/05 – Pursuant to HUD Letter 3/04/05, this issue is closed based on discussions with TDHCA regarding the implementation plan for the Family Self Sufficiency Program. However, the issue will continue to be tracked until the program is fully implemented or until HUD relinquishes the Department's responsibility for administering the FSS Program pursuant to the Department's planned request referred to in the 12/16/04 status update.

12/16/04 - Section 8 is currently waiting on a response from HUD concerning the decision of turning over vouchers to Brazoria County Housing Authority. If Brazoria County HA receives vouchers from TDHCA they will also receive the FSS vouchers assigned to that area. The Department will request an exemption from providing a FSS program if HUD approves the transfer to Brazoria County HA.

07/27/04 - Progress report based on timetable implementation: Sr. Regional Coordinator, Cecelia Arvallo has assumed duties of FSS Coordinator. Cecelia attended FSS training on May 10-12, 2004 in Denver, CO. Flyer for participant interest was completed and mailed by June 30, 2004. As of July 27, 2004, program has received 187 responses. Further action pending TDHCA Board review on August 19, 2004 of Brazoria County's request to release it from its Local Operating Contracts with the Department and relinquish the related Section 8 vouchers.

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**Division:** Community Affairs - Section 8

**Issue:**
Reference No. 05-67
Special Tests and Provisions – Housing Assistance Payment
Type of finding – Reportable Condition Control and Non-Compliance

3 of 35 Housing Assistance Program (HAP) contracts tested were either unsigned or missing. Questioned Costs: $5,351

The Department should fully execute contracts with all property owners, and it should be consistent in ensuring that all documents in a tenant’s file have been completed, reviewed, and signed.

**Status:**
06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Department added a section to the QCRC to ensure that a landlord contract is fully executed before payment is made. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently utilizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05:
The Department will revise the contract preparation process to require review and approval of HAP contracts by the Section 8 Coordinator prior to creating or amending a contract file in the Genesis system. To strengthen the review process, each section of the Quality Control Checklist will be revised to include a section indicating that the Section 8 Coordinator reviewed the file and either approved or disapproved of each section of the checklist, will determine if the contract is complete and executed, and will return the file to the appropriate Regional Coordinator for corrections if necessary.

The Department will amend the Section 8 quality control procedure to include an additional Control Log for incomplete HAP Contracts. The Section 8 Coordinator, responsible for quality control review of contract files, will maintain a log of all incomplete contracts returned to Regional Coordinators, will check off each entry when it is returned with corrections and will provide the log to the Project Manager on a monthly basis. The Project Manager will review the log to ensure contract files have been completed, reviewed, and signed within a reasonable timeframe.

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**Division:** Community Affairs - Section 8

**Issue:**

Reference No. 05-68  
Special Tests and Provisions – Reasonable Rent  
Type of finding – Non-Compliance

The HAP Checklist for 2 of 40 contracts tested either: (1) had the Rent Reasonableness portion incomplete or (2) the Unit Inspection portion was unsigned. The checklist, with a standard rent reasonableness determination worksheet completed by local operators, is used to ensure that the Department has received necessary documentation to verify rent reasonableness. Questioned Costs: $4,080

The Department should ensure that it consistently completes all portions of the HAP checklist.

**Status:**

06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently utilizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05 - To strengthen the review process, each section of the quality control checklist will be revised to include a section indicating that the Section 8 Coordinator reviewed the file and either approved or disapproved of each section of the checklist. Files not approved will be listed on the Control Log for Incomplete HAP Contracts and returned to the Regional Coordinator for completion. Upon completion, the file will be returned to the Section 8 Coordinator for final quality control review.
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<tr>
<th>Ref. #</th>
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<th>Status Codes*</th>
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**Division:** Community Affairs - Section 8

**Issue:** Reference No. 05-69
(Prior Audit Issue – 04-21)
Special Tests and Provisions – Selection from the Waiting List
Type of finding – Reportable Condition Control

For 6 of 35 tenant files tested regarding the HAP Checklists designed to ensure receipt of necessary documentation to verify eligibility, choose applicants from the waiting list & determine rent reasonableness either (1) the Tenant Data section was incomplete; (2) the program coordinator did not review or sign; or (3) the checklist was missing. No exceptions of non-compliance regarding selection of individuals from the waiting list were noted.

The Department should ensure that it consistently completes all portions of the HAP checklist and that HAP checklists are completed for all tenant files.

**Status:** 06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department’s response to this finding. Section 8 is currently utilizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist, expected to be May 2, 2005. The Department continues to work with the Information Systems Division to add a quality control approval field to the contract tracking system. Estimated completion date is May 12, 2005.

02/28/05:
Each section of the quality control checklist will be revised to include a section indicating that the Section 8 Coordinator reviewed the file and either approved or disapproved of each section of the checklist. Files not approved will be listed on the Control Log for Incomplete HAP Contracts, returned to the Regional Coordinator for completion and to the Section 8 Coordinator for final quality control review.

The Department will work with Information Systems to add a quality control approval field to the contract tracking system. The Section 8 Coordinator will enter a date in the approval field. The Project Manager will generate a monthly report to determine contract files that have not received a final quality control review.
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**Division:** Community Affairs - Section 8

**Issue:**
Reference No. 05-70
Eligibility
Type of finding – Non-Compliance

2 of 30 files tested did not contain signed Criminal History Certification/ Acknowledgement forms; for 4 of 30 files tested the eligibility determination section of the “criminal history” form was not completed.

The Department should ensure that it consistently requires a signed “Criminal History Certification/ Acknowledgement” form for all adults aged 18 and over who participate in the Section 8 Housing Choice Vouchers Program and that the eligibility section of the form is completed.

**Status:**
06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently unitlizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05 - Implementation of the Control Log for Incomplete HAP Contracts (see Reference No. 05-67) will assist the Project Manager in assuring that criminal history certifications are on file for all adults aged 18 and over.

*Status Codes: I - Implemented; T - Partially Implemented (no further action intended); P - In process of implementation; D - Action delayed; N - No action intended; NR - No response to status update request or Not Indicated x - Management's representation; xx - Independent assessment by audit
Division: Community Affairs - Section 8

Issue: Reference No. 05-71
Eligibility
Type of finding – Reportable Condition Control

For 13 of 30 applicant files tested, the “Type of Review” section of the HAP Checklist was not signed by the program coordinator or regional coordinator. While, the Department does not consistently follow all the steps on the HAP checklist, which is designed to ensure necessary documentation is received to verify eligibility, no instances of noncompliance with eligibility requirements were noted.

The Department should ensure that program or regional coordinators review and sign all HAP checklists.

Status: 06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently utilizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05 - See response to Reference No. 05-68. Each section of the quality control checklist will be revised to include a section indicating that the Section 8 Coordinator reviewed the file and either approved or disapproved of each section of the checklist. Files not approved will be listed on the incomplete contract file log and returned to the Regional Coordinator for completion and to the Section 8 Coordinator for final quality control review.
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**Division:** Community Affairs - Section 8

**Issue:** Reference No. 05-72  
(Prior Audit Issue – 04-22 and 03-18)  
Special Tests and Provisions – Housing Quality Standards Inspections  
Type of finding – Material Weakness Control and Material Non-Compliance

36 of 51 “reinspection” Inspection Forms tested indicated the original inspections may not have been adequate. 3 of 81 (3.7%) Inspection Forms were incomplete.

The Department should ensure that individuals performing inspections of housing units for the Section 8 Housing Choice Voucher program receive additional training to ensure consistency among inspections and re-inspections. Additionally, it should ensure that inspectors complete each section of the HUD-52580-A form prior to filing the form. Department program managers also should incorporate into the quality control inspection process a review of the HUD-52580-A forms for completion.

**Status:** 06/16/05 - The Department has developed a Housing Quality Standard curriculum to train it's local operators. The Section 8 Regional Coordinator/Trainer conducted two Housing Quality Standard training sessions for Local Operators on May 17-18 and May 26-27, 2005. The Quality Control and Routing Checklist has been revised and implemented. Section 8 is using the Genesis system, which contains an electronic tracking system that services as the contract log.

04/28/05 - Regional Coordinator/Trainer attended and completed HQS certification training on April 26-27, 2005. Project Manager and Senior Staff are working with Trainer to develop training and testing material for Local Operator HQS training course, which is expected to be provided by June 1, 2005. The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05:  
The Department will develop HQS training for Local Operators which will include a written exam to evaluate the knowledge of the Local Operator. The training will provide instructions on properly completing the HUD-52580-A inspection booklet. Upon completion of the training, all Local Operators will be required to pass the written test prior to performing HQS inspections.

The Department will revise the Quality Control Checklist to allow the Section 8 Coordinator to verify and approve completeness of the HUD 52580-A inspection form and to include a section indicating that the Section 8 Coordinator reviewed the file and either approved or disapproved of each section of the checklist. Files not approved will be listed on the Control Log for Incomplete HAP Contract, returned to the Regional Coordinator for completion and to the Section 8 Coordinator for final quality control review.

*Status Codes: I - Implemented; T - Partially Implemented (no further action intended); P - In process of implementation; D - Action delayed; N - No action intended; NR - No response to status update request or Not Indicated  
x - Management's representation; xx - Independent assessment by audit
Reference No. 05-73

**Issue:**
Special Tests and Provisions – Housing Quality Standards Inspections
Type of finding – Reportable Condition Control

Inspections and reinspections were conducted in a timely manner for the files reviewed; however, for 13 of 81 inspections tested, either a Contract Routing Sheet (HAP checklist) was not on file or it lacked a required signature.

The Department should fully implement the use of the Contract Routing Sheet as a means to ensure that the files are reviewed and approved by management.

**Status:**
06/16/05 - The Quality Control and Routing Checklist has been revised and implemented. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department’s response to this finding. Section 8 is currently utilizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05 - The Department will revise the quality control checklist (Contract Routing Sheet) to allow the Section 8 Coordinator to verify and approve the completeness of the HUD 52580-A Inspection Form.
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**Division:** Community Affairs - Section 8

**Issue:**
Reference No. 05-74
(Prior Audit Issue – 04-23 and 03-17)

Special Tests and Provisions – Housing Quality Standards Enforcement

Type of finding – Reportable Condition Control and Material Non-Compliance

7 of 49 files tested documented non-life threatening deficiencies that had been noted and corrected; however, the documentation did not show that the deficiencies had been corrected within the required 30 calendar days. Non-life threatening deficiencies noted in 3 of the 7 files were corrected before required abatements of payments to landlords; 4 of the 7 files did not abate payments to landlords, as required. Questioned Costs: $1,842

The Department should ensure that it documents whether non-life-threatening deficiencies are corrected within 30 calendar days and that it begins abating payments when appropriate.

**Status:**
06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Department added sections to the QCRC to address abatement issues to ensure that contract payment is abated if life threatening and non-life threatening deficiencies are not addressed in a timely manner. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently utilizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05 - The Department will revise the inspection section of the quality control checklist to document whether deficiencies were corrected within 30 calendar days for non-life threatening deficiencies and 24 hours for life-threatening deficiencies and that abatement begins when appropriate. The Regional Coordinator will be responsible for enforcing the use of the housing quality standards deficiency letters for all failed inspections. The Department will revise the Control Log for Incomplete HAP Contracts to allow the Section 8 Coordinator to review the contract file for inclusion of these letters.

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*Status Codes:  I - Implemented; T - Partially Implemented (no further action intended); P - In process of implementation; D - Action delayed; N - No action intended; NR - No response to status update request or Not Indicated
x - Management's representation; xx - Independent assessment by audit*
Auditors

Report Name
Compliance with Requirements & IC over Compliance - A-133
Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)

Status Codes*: Px = Partially Implemented; Dx = Delayed; Px = In process of implementation

Ref. # 359
Report Date 02/28/05
Auditors KPMG

Status Date 04/30/05
Target Date 07/29/05

Division: Community Affairs - Section 8

Issue: Reference No. 05-22
Allowable Costs/Cost Principles
Type of finding – Material Weakness Control

Separation of Duties Issue:
Regional coordinators process contract source documents, enter transactions into Sec 8 system, & establish vendor payment data in accounting system. Additionally, there is no transaction approval to ensure that all transactions entered into the system undergo review and approval before they are updated in the system & there is not a sufficient review of transactions entering the Section 8 system to compensate for this condition.

The Department should implement a review and approval process to ensure that all transactions entered into the Section 8 system are verified by someone other than the individual who entered the transaction into the system, incorporate an automated approval mechanism into the Section 8 system, if feasible, to ensure that transactions cannot be passed on for payment without third-party approval, and implement separation of duties so that personnel who are responsible for entering contracts into the Section 8 system cannot also establish vendors in the Department's accounting system.

Software Change Management Issue:
Personnel, who maintain the Section 8 system can modify system data, make changes to Section 8 programs & have direct access to the tool used to move updated programs into the production environment without an evaluation review and approval process.

Additionally, the network administrator has access to move programs into the production environment which may not be needed. Furthermore, under a memorandum of understandability to share computing resources, personnel from another agency (ORCA) have access to modify Section 8 program. Finally, passwords to move programs into production has not recently been changed.

The Department should (1) ensure that a third party, who does not have direct programming responsibilities, moves programs into the production environment or (2) implement a third-party process to monitor the movement of programs into the production environment and direct program and data changes made by developers. The Department should ensure that only those personnel with a direct need to move programs into the production environment have access to perform this task and should change the password for moving programs into the production environment at least every 90 days.

Status: Separation of Duties:
06/16/05 - The Department reestablished the position of Financial Facilitator to ensure separation of duties. Section 8 management is documenting the procedures performed by the Financial Facilitator to confirm the Financial Facilitator is trained to assume duties previously performed by the Regional Coordinator and to ensure that other Section 8 staff are trained with respect to their job functions interact with the Financial Facilitator. In addition, the Regional Coordinator's access to payment information has been restricted to a 'read only' status.

04/28/05 - Action delayed due to limited staffing resources. Staff intends to work with the auditors to arrive at a satisfactory solution.

02/28/05 - The Department will revise the process for HAP contract preparation and setting up the HAP contract for payment in the Genesis system by dividing these duties among Section 8 staff. A Regional Coordinator will be responsible for preparing the HAP contact before forwarding the HAP contract to the Section 8 Coordinator for quality control review. The Section 8 Coordinator approves a HAP contract then forwards it to a Regional Coordinator not involved in preparing that contract who will be responsible for entering the HAP contract for payment in the Genesis system.

Internal Audit Comments - While implementation of management's corrective action plan will improve controls leading up to draft entry in the Section 8 system, it does not address the risk that inaccurate or improper data can be accidentally or intentionally entered in the system and not
be detected in a timely manner during the normal course of business.

Software Change Management Issue:
06/14/05 - The standard operating procedure describing the software development manager’s responsibilities for directing Section 8 software application modifications was implemented on 5/2/2005.

04/27/05 - The standard operating procedure describing the software development manager’s responsibilities for directing program and data changes made by two programmers is near completion. The SOP will be implemented by the scheduled due date of 4/30/2005.

02/28/05 - The Department will implement a third-party process to monitor the movement of Section 8 programs into the production environment. This process will be formalized in a standard operating procedure, which will include a written description of the software development manager’s responsibilities for directing program and data changes made by the two programmers.

The Department will also implement a process for changing the password for moving programs into the production environment at least every 90 days.
Texas Department of Housing and Community Affairs

HUD On-site Monitoring of Environmental Procedures
(HOME and Emergency Shelter Grants Program)
Edwina Carrington, Executive Director
Attn: Nancy Dean, Portfolio Management Division
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Dear Ms. Carrington,

SUBJECT: On-site Monitoring of Environmental Procedures
HOME and ESG Programs

During May 2 through May 5, 2005, Jack Pipkin, Field Environmental Officer, conducted an environmental monitoring review of the Texas Department of Housing and Community Affairs’ Emergency Shelter Grants Program (ESGP) and HOME Investment Partnerships Program (HOME). The purpose of the monitoring was to verify compliance with the requirements of the National Environmental Policy Act (NEPA), HUD environmental regulations at 24 CFR Part 58, and other related federal environmental laws and executive orders. The scope of the monitoring included the review of environmental records and their supporting documentation. Additionally, technical assistance on environmental matters was provided to state staff during the monitoring visit.

A monitoring visit may result in “findings” or “concerns”. A “finding” is a condition that is not in compliance with handbook, regulatory, or statutory requirements. A “concern” is a deficiency in performance that is not based on a regulatory or statutory requirement that should be brought to the attention of the program participant. The files monitored resulted in three findings when TDHCA assumed the responsibilities of HUD, and five findings when TDHCA acted as the Responsible Entity (RE). The findings were discussed in the exit conference on May 5, 2005 and are summarized below.

The Texas Department of Housing and Community Affairs (TDHCA) has a unique responsibility in Texas of either: A) assuming the HUD environmental responsibilities when the environmental review is certified by a unit of general local government; or, B) acting as the RE and submitting a certification that the environmental review has been properly performed to HUD. TDHCA must determine which role the agency plays in each environmental review and must develop different procedures for each role. As a result of these specific roles, the monitoring of TDHCA projects followed different review protocols.
A. Projects where TDHCA assumed HUD environmental responsibilities.

In this review section, state documentation and the local Environmental Review Records (ERR) for Sulphur Springs, Bellmead, Mathis, Nash, and Runge were examined for environmental compliance.

State agencies assuming HUD environmental responsibilities are to: 1) provide technical assistance to recipients of HUD program funds; 2) receive public notices, Requests for Release of Funds (RROF) and certifications from recipients, accept public objections, and perform other related responsibilities regarding releases of funds; 3) maintain specific records of all environmental reviews and actions; and 4) develop a monitoring and enforcement program for environmental reviews.

TDHCA provides monthly training to their grant recipients, receives and reviews RROF documents and maintains records of environmental releases. However, TDHCA does not have a program to monitor its grant recipients.

FINDING A-1: Monitoring Program
24 CFR 58.18(a)(1)

As noted above, TDHCA when assuming HUD’s responsibility shall ensure that its grant recipients comply with the applicable environmental rules and regulations. A post review monitoring program is required to verify compliance.

CORRECTIVE ACTION: The requirements of 24 CFR 58.18 stipulate that states assuming HUD environmental responsibilities must, “Develop a monitoring and enforcement program for post-review actions on environmental reviews and monitor compliance with any environmental conditions included in the award.” Please submit to this office written procedures for the creation of an environmental monitoring program for HUD’s approval. TDHCA must then implement the written procedures approved by this office.

TDHCA provided five ERR’s produced by state recipients. TDHCA had assumed the responsibilities of HUD for these projects. These ERR’s were reviewed to determine the environmental performance of the state recipient. The following findings are deficiencies of the state recipient that reflect deficiencies in the TDHCA training, monitoring, and program administration.

FINDING A-2: Project Descriptions And Classifications
24 CFR 58.38(A)(1); 58.34, .35, & .36

The review of the recipient files found that the ERRs lacked an adequate project description. An ERR is required for each project subject to 24 CFR Part 58. The ERR must include a project description which is sufficiently detailed so as to permit documentation of the project classification. In the case of these rehabilitation, reconstruction, and down payment assistance projects, the project location and need was not detailed and was so vague as to preclude a viable environmental review. Specifically, a project description should include size, function, existing and future need, and the project location indicated on a map.
The review also indicated that projects are being incorrectly classified. The determinations of exemption (under 24 CFR 58.34(a)(12)) for the Bellmead and Mathis rehabilitation and reconstruction projects were made by the local governments, however, there was no initial determination that the projects were categorically excluded as allowed by 24 CFR 58.35(a).

**CORRECTIVE ACTION:**
The requirements of 24 CFR 58.38 stipulate that the ERR prepared by the RE must contain a description of the project. Projects must be appropriately classified to ensure the proper level of environmental review. Please submit to this office the written procedures developed to ensure a complete, detailed project description is provided by each RE and accurate classification is provided for each project in the ERR. TDHCA must ensure that all state recipients implement the written procedures approved by this office. TDHCA will document recipient compliance through its monitoring program initiated by the corrective action from finding A-1.

**FINDING A-3: Support Documentation**

24 CFR 58.5 & 58.6

Based on the lack of documentation in the files reviewed, state recipients have failed to fully comply with the requirements of 24 CFR 58.5 and 24 CFR 58.6 (Related Federal Laws and Authorities). Examples of inadequate documentation include:

a. The historic preservation requirements of Section 106 were not always documented. The regulation, 24 CFR 58.5, requires consultation with the State Historic Preservation Officer (SHPO) for all federally supported undertakings. Activities such as housing rehabilitation and reconstruction require this consultation. Furthermore, there is a need to ascertain both historical and archeological compliance for new construction. Recipients that lacked historic preservation compliance documentation include Bellmead, Mathis, and Runge.

b. Projects that were determined to be noise sensitive lacked documentation that they were properly evaluated for excessive noise and attenuation measures. The four rehabilitation or reconstruction projects in Bellmead appear to be deficient in appropriate noise documentation (509 La Clede, 1126 Ashelman, 4316 Colcord, and 1108 Fisher). Although these noise studies included the noise calculations for the proximate railroad, values for highway noise were omitted. The regulation at 24 CFR 51.101 states that, “Responsible entities ... must take into consideration the noise criteria and standards in the environmental review process and consider ameliorative actions when noise sensitive land development is proposed in noise exposed areas.”

**CORRECTIVE ACTION:**
The TDHCA must delineate the procedures and corrective actions for its recipients that will be implemented in order to preclude repetition of this finding. Please submit to this office the written procedures developed to ensure proper documentation in compliance with 24 CFR 58.5 and 58.6 regulations. The TDHCA subrecipients should implement the written procedures approved by this office.
TDHCA will document subrecipient compliance through its monitoring program initiated by the corrective action from finding A-1.

B. TDHCA acting as the Responsible Entity must assume the responsibilities for environmental review as required by 24 CFR 58.

In this review section, state files and local documentation were examined for environmental compliance for the Del Rio Housing Authority, Special Health Resources, Brenham Rural Housing, Community Resource Group, Marble Falls Housing Authority, United Cerebral Palsy, Edinburg Housing Authority, Friends of the Family, and Alternate Affordable Housing projects.

TDHCA acted as the RE for these environmental reviews. The RE is responsible for compliance with 24 CFR 58 and the National Environmental Policy Act. For the nine files reviewed where TDHCA was the RE, no ERR was provided. An ERR is a document that is available for public review. The project files that were reviewed during this monitoring included sensitive personal and financial information. The ERR shall contain all the environmental review documents, public notices and written determinations of environmental findings required by the regulations. The ERR includes the project description, an evaluation of the effects of the project on the human environment, documents evidencing compliance with applicable statutes and authorities, and a written record of determinations.

FINDING B-1: Project Descriptions, Environmental Review Record, and Classifications

24 CFR 58.38(A)(1); 58.34, .35, & .38

The ERR is a regulatory requirement and must be prepared and available to the public as a record of the environmental decision. As noted in Finding A-2, a project description is a part of the ERR and is necessary for proper classification. TDHCA, when acting as the RE, is responsible for the ERR as required in 24 CFR 58.38. There was no specific project description for any of the files provided. Specifically, it was evident that a project description was never prepared for the files presented for ALT Affordable Housing (Meadow Vista and Spring Creek). The RROF was completed and submitted for a project consisting of homebuyer assistance, however, an environmental review was instead conducted for a different project of new home construction. Sales contracts appeared to include a blend of new construction and existing homes. Again, a project description should include size, function, existing and future need, and the project location indicated on a map. No such project description was observed.

Besides the vague or missing project descriptions, project classifications were incomplete. Determinations of exemption were being provided under 24 CFR 58.34(a)(12), but the supporting determination for the initial classification of categorical exclusion under 24 CFR 58.35(a) was omitted. The regulation at 24 CFR 58.38(a)(4) requires that the ERR include, “written determinations ... (e.g., exempt and categorically excluded projects determinations).”
CORRECTIVE ACTION:
Please submit to this office written procedures that will ensure a complete, detailed project description will be provided by TDHCA when it is acting as the RE. TDHCA must also provide an accurate classification for each project in the ERR. The TDHCA must ensure that the procedures approved by this office are implemented.

FINDING B-2: Support Documentation
24 CFR 58.5 & 58.6
As noted in Finding A-3, there is a need to evidence compliance with the related federal laws and authorities. The review of the files indicated that TDHCA has failed to document full compliance with the requirements of 24 CFR 58.5 and 24 CFR 58.6. Examples of inadequate documentation include:

a. Documentation of the historic preservation requirements of Section 106 was not observed for the Friends of the Family rehabilitation project. The regulation, 24 CFR 58.5, requires consultation with the State Historic Preservation Officer (SHPO).

b. The requirements of Executive Order 11988, Floodplain Management, obligate the RE to determine if projects are located in or impact floodplains and document that compliance. Floodplain documentation was not observed for 506 Avenue V (homebuyer assistance program at the Del Rio Housing Authority) or 6424 CR 4203 (tenant-based rental assistance of Special Health Resources in Tyler).

CORRECTIVE ACTION:
TDHCA must provide written procedures that identify the corrective actions it will implement in order to preclude repetition of this finding. Please submit to this office for our approval these written procedures, developed to ensure proper documentation in compliance with 24 CFR 58.5 and 58.6 regulations. TDHCA must then implement the written procedures approved by this office.

FINDING B-3: Environmental Assessment
24 CFR 58.36 and NEPA
TDHCA is obligated to prepare an Environmental Assessment in accordance with 24 CFR 58.36 for projects which are neither exempt nor categorically excluded. In preparing Environmental Assessments TDHCA failed to fully comply with both NEPA and HUD regulatory requirements to evaluate alternatives to the project and recommend modifications to minimize adverse effects of a project. The Environmental Assessments reviewed (Sunrise Estates - Edinburg Housing Corp., and Meadow Vista - ALT Affordable Housing Services) failed to identify, consider, or evaluate alternatives or modifications to any project.

CORRECTIVE ACTION:
TDHCA must develop written procedures that will prevent recurrence of this finding and submit those procedures to this office for approval. TDHCA must then implement the written procedures approved by this office.
FINDING B-4: Environmental Certification
24 CFR 58.22 and 58.43(b)

An environmental review, environmental certification, and the RROF (when applicable) must be completed prior to the obligation or expenditure of both federal and private funds. It was observed that an occasional loan closing statement for a homebuyer assistance project preceded the environmental certification (Spring Creek - ALT Affordable Housing and Sunrise Estates - Edinburg Housing Corp.). TDHCA detected a timing error at Edinburg and is currently correcting procedures so that future projects will not experience the same errors.

CORRECTIVE ACTION:
Please submit to this office the written procedures developed to ensure that timely project certification is completed in compliance with 24 CFR 58 regulations and prior to obligations or expenditures of any project funds, regardless of the source. These procedures should include the participation of staff to the extent practicable from other program areas, such as program and financial, to serve as a safeguard to prevent future violations and to ensure that other offices are aware of these requirements. TDHCA must then implement the written procedures approved by this office. Future recurrences of this finding may lead to questioning the costs of the projects and the repayment of funds to the state’s letter of credit.

FINDING B-5: Tiering Requirements
24 CFR 58.15

Although TDHCA utilizes a site-specific checklist for several programs (rehabilitation, homeowner assistance, and tenant based rental assistance), it is not clear if there is any intention to utilize a tiered approach. The project files lacked a basic strategy or broad plan as required by 24 CFR 58.15 when using a tiered approach. A basic strategy that describes the program’s objectives, limitations, and requirements, must be prepared. This strategy should also establish the policy, standard or process to be followed in the site-specific review. The local, site-specific documentation is subsequently required to complete the review prior to the obligation of funds.

CORRECTIVE ACTION:
TDHCA must develop written procedures that will prevent recurrence of this finding and submit those procedures to this office for approval. TDHCA must then implement the written procedures approved by this office.

The distribution of copies of public notices is described in CFR 58.43 and per 24 CFR 58.70. TDHCA should be reminded that the Notice of Finding of No Significant Impacts, must be distributed to the local news media; individuals and groups known to be interested in activities; appropriate local, state, and Federal agencies; the appropriate Regional Office of the Environmental Protection Agency; and to the HUD Area Office. These Notice distribution requirements are in addition to publishing the Notice in a newspaper of general circulation.
This distribution of Notices should include, but not be limited to newspapers, radio stations, television stations, affected neighborhood associations and/or civic groups, Texas Department of Environmental Quality (for water and sewer projects), the local planning commissions, the State agency designated under E.O. 12372, and the Regional agency designated under E.O. 12372.

Please respond to the findings within 30 days from receipt of this letter.

We appreciate the courtesies extended to Mr. Pipkin during the visit. Technical Assistance will continue to be provided to the State. If you have questions, please do not hesitate to call Mr. Pipkin at (817) 978-5985.

Sincerely,

\[Signature\]

Katie S. Worsham
Director

cc: Ann Gusman-MacBeth
    Lucy Trevino
    Eddie Pariss
Texas Department of Housing and Community Affairs

Status of Internal/External Audits
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<tr>
<th>Internal Audits/Reviews</th>
<th>Scope</th>
<th>Stage</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subrecipient Monitoring</td>
<td>Subrecipient Monitoring Processes - To assess the adequacy of the Department’s subrecipient monitoring functions by risk ranking the programs’ monitoring functions and activities to identify areas for coverage. A review of high risk areas will be conducted to determine whether adequate monitoring policies and procedures are in place to provide reasonable assurance that the Department’s subrecipients comply with applicable Federal regulations, program rules and contract terms. See below for specific areas of review.</td>
<td>Reporting/in process</td>
<td>Estimated completion date – 8/31/05</td>
</tr>
<tr>
<td></td>
<td>Risk Assessment</td>
<td>Confirm conditions noted</td>
<td>Estimated completion date – 8/31/05</td>
</tr>
<tr>
<td></td>
<td>Single Audit</td>
<td>Confirm conditions noted</td>
<td>Considering canceling due to low risks/may be considered in connection with other areas.</td>
</tr>
<tr>
<td></td>
<td>Technical Assistance</td>
<td>Confirm understanding</td>
<td>Estimated completion date – 10/05</td>
</tr>
<tr>
<td></td>
<td>Draws Processes</td>
<td>Confirm conditions noted</td>
<td>Estimated completion date – 12/05</td>
</tr>
<tr>
<td></td>
<td>Set-ups</td>
<td>Pending</td>
<td>Estimated completion date – 3/06</td>
</tr>
<tr>
<td></td>
<td>Field Visits</td>
<td>Pending</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Desk Review</td>
<td>Confirm conditions noted</td>
<td>Considering canceling due to low risks/may be considered in connection with other areas.</td>
</tr>
<tr>
<td>Review Whistle Blower Process</td>
<td>To determine if the process is formalized, in compliance with applicable laws, and if employees have been adequately informed of their rights, responsibilities and protections.</td>
<td>Complete</td>
<td></td>
</tr>
<tr>
<td>Executive Order RP36</td>
<td>To provide expertise, knowledge, experience and objective, independent input into the Department’s Fraud, Waste and Abuse Detection and Prevention Program.</td>
<td>Planning - complete</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Agency Roll-out - complete</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Risk Assessments - ongoing</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reporting - 10/01/05</td>
<td>FY 2005 Report expected due to Governor’s Office 10/1/05.</td>
</tr>
<tr>
<td>Central Database Steering Committee</td>
<td>To serve as non-voting Chair of the Central Database Steering Committee charged with directing and monitoring the development of the Department’s Central Database.</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>Peer Review</td>
<td>To conduct Peer Review pursuant to Texas Government Code §2107.007 as arranged through the State Agency Internal Audit Forum (SAIAF) QAR program to fulfill obligation of reciprocation for Peer Review received by TDHCA in the 2002 Fiscal Year.</td>
<td>Complete</td>
<td></td>
</tr>
</tbody>
</table>
### Internal Audits/Reviews

<table>
<thead>
<tr>
<th>Scope</th>
<th>Stage</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Audit Plan To develop an annual audit plan for FY 2006 pursuant to the Texas Internal Auditing Act.</td>
<td>Pending</td>
<td>Estimated time frame: 07/01/05–09/15/05</td>
</tr>
<tr>
<td>FY2005 Internal Auditing Report To prepare an annual internal auditing report for FY 2004 pursuant to the Texas Internal Auditing Act.</td>
<td>Pending</td>
<td>Estimated time frame: 09/01/05–09/15/05</td>
</tr>
<tr>
<td>External Auditors To coordinate and assist external auditors.</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>Follow-up on Prior Audit Issues To prioritize prior audit issues previously reported as implemented and independently verify implementation status and adequacy of related policies and procedures (as related to current audit objectives).</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>Tracking Status of Prior Audit Issues To track the status of prior audit issues for management/board report purposes.</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

### External Audits/Reviews

<table>
<thead>
<tr>
<th>Scope</th>
<th>Stage</th>
<th>Estimated Time Frame / Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Audit of Selected Housing Programs; HOME Investment Partnership Program (HOME) and Housing Trust Fund Program (HTF)</td>
<td>Planning - Complete</td>
<td>02/28/05</td>
</tr>
<tr>
<td></td>
<td>Fieldwork - Complete</td>
<td>03/01/05–05/31/05</td>
</tr>
<tr>
<td></td>
<td>Reporting – In Process</td>
<td>Estimated completion date 7/18/05</td>
</tr>
</tbody>
</table>
| Annual Opinion Audits:  
  – Consolidated Financial Statements for the FYE August 31, 2004  
  – Revenue Bond Enterprise Fund for the FYE August 31, 2004          | Complete                          |                                       |
| Annual Opinion Audits:  
  – Consolidated Financial Statements for the FYE August 31, 2005  
  – Revenue Bond Enterprise Fund for the FYE August 31, 2005          | Pending                           | Estimated Completion Date – 12/06    |
| Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG) | Complete                          |                                       |
| Statewide Federal Single Audit for FYE August 31, 2005 (SAO contract with KPMG) | Planning                          | Estimated Completion Date – 2/06     |
EXECUTIVE SESSION
A. The Board may go into executive session (close its meeting to the public) on any agenda item if appropriate and authorized by the Open Meetings Act, Texas Government Code, Chapter 551.

B. The Board may go into executive session Pursuant to Texas Government Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee of TDHCA.

C. Consultation with Attorney Pursuant to §551.071, Texas Government Code:
   1. With Respect to pending or contemplated litigation styled Hyperion, et Al v. TDHCA, filed in Federal Court.
   2. Other pending or contemplated litigation, settlement offers or matters under Texas Government Code §551.071(2) unknown at the time of posting.

OPEN SESSION
Action in Open Session on Items Discussed in Executive Session

REPORT ITEMS
Executive Directors Report
1. Department Outreach Activities – Meetings, Trainings, Conferences, Workshops for May, 2005
2. Progress of Agency Moving Plans
3. Presentation at UCP Annual Meeting
4. Board Meetings: June 27, 2005 to be held at the William B. Travis Building; July 14, 2005 to be held at TDHCA Offices; June 27, 2005 to be held at the State Capitol Auditorium; August 19, 2005 to be held at the State Capitol Auditorium
5. Report on Uncommitted Allocation Available of Single Family Mortgage Loan Proceeds
6. Status of Construction Fees Collections

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact the Board Secretary, Delores Groneck, TDHCA, 507 Sabine, Austin, Texas 78701, 512-475-3934 and request the information.

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Delores Groneck, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.

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