

**BOARD BOOK OF
JULY 25, 2019**



J. B. Goodwin, Chair

Leslie Bingham Escareño, Vice-Chair

Paul Braden, Member

Asusena Reséndiz, Member

Sharon Thomason, Member

Leo Vasquez, III, Member

Texas Department of Housing and Community Affairs

PROGRAMMATIC IMPACT IN FISCAL YEAR 2018

The Texas Department of Housing and Community Affairs (TDHCA) is the State of Texas' lead agency responsible for affordable housing and administers a statewide array of programs to help Texans become more independent and self-sufficient. Short descriptions and key impact measures for these programs – including the total number of households/individuals that were served and total funding either administered or pledged for Fiscal Year 2018 (September 1, 2017 through August 31, 2018) – are set out below:

Multifamily New Construction & Rehabilitation:

Provides mechanisms to attract investment capital and to make available significant financing for the construction and rehabilitation of affordable rental housing through the Housing Tax Credit, Multifamily Bond, and Multifamily Direct Loan programs.

Total Households Served: 14,832
Total Funding: \$1,460,067,840

Single Family Homebuyer Assistance, New Construction, Rehabilitation, Bootstrap, and Contract for Deed:

Assists with the purchase, construction, repair, or rehabilitation of affordable single family housing by providing grants and loans through the HOME Single Family Development, HOME Homeowner Rehabilitation Assistance, HOME Homebuyer Assistance, Amy Young Barrier Removal, and Texas Bootstrap programs. Stabilizes homeownership in colonias through the HOME Contract for Deed program.

Total Households Served: 257
Total Funding: \$15,545,196

Single Family Homeownership Program:

Provides down payment and closing cost assistance, mortgage loans, and mortgage credit certificates to eligible households through the My First Texas Home and Mortgage Credit Certificates programs.

Total Households Served: 8,018
Total Funding: \$1,279,041,464

Rental Assistance:

Provides rental, security, and utility deposit assistance through HOME Tenant Based Rental Assistance, and rental assistance payments through HUD Section 8 Housing Choice Vouchers and Section 811 Project Based Rental Assistance.

Total Households Served: 1,729
Total Funding: \$10,145,027

Weatherization Assistance Program:

Provides funding to help low-income households control energy costs through the installation of energy efficient materials and through energy conservation education.

Total Households Served: 2,667
Total Funding: \$21,395,454

Homelessness:

Funds local programs and services for individuals and families at risk of homelessness or experiencing homelessness. Primary programs are the Homeless Housing and Services program and the Emergency Solutions Grants program.

Total Individuals Served: 48,886
Total Funding: \$12,811,075

Comprehensive Energy Assistance Program:

Provides energy utility bill assistance to households with an income at or below 150% federal poverty guidelines.

Total Households Served: 151,141
Total Funding: \$108,351,163

Community Services Block Grant:

Provides administrative support for essential services for low-income individuals through Community Action Agencies.

Total Individuals Served: 385,869
Total Funding: \$37,322,167

Sources: this data comes from the TDHCA 2019 State Low Income Housing Plan and Annual Report draft. Multifamily New Construction & Rehab data come from the most recent award logs from FY2018 for 4%, 9%, and Direct Loan Applications. Because Multifamily logs are updated on a monthly basis to reflect the changing status of Applications, this impact statement will also be updated on a monthly basis.

Note: Some households may be served by more than one TDHCA program.



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

**A G E N D A
8:00 AM
JULY 25, 2019**

**John H. Reagan Building
JHR 140, 105 W 15th Street
Austin, Texas 78701**

CALL TO ORDER

ROLL CALL

CERTIFICATION OF QUORUM

J.B. Goodwin, Chair

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

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

CONSENT AGENDA

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

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

EXECUTIVE

- a) Presentation, discussion, and possible action on Board meeting minutes summary for February 21, 2019, and March 21, 2019

J. Beau Eccles
General Counsel

LEGAL

- b) Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Villa Victoria Apartments (HTC 93156 / CMTS 1186)
c) Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Villa de Resposo Encinal (HOME 53021 / CMTS 4002)

Jeffrey T. Pender
Deputy General Counsel

ASSET MANAGEMENT

- d) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement
- | | | |
|-------|----------------------------|---------|
| 98004 | Shady Creek Apartments | Baytown |
| 02061 | Painted Desert Townhomes | Clint |
| 02068 | Geronimo Trail Townhomes | El Paso |
| 03003 | Mision Del Valle Townhomes | Socorro |
- e) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application
- | | | |
|-------|-----------------------|--------|
| 18357 | Capella | Olmito |
| 18358 | Ovation Senior Living | Olmito |

Rosalio Banuelos
Director of
Asset Management

COMMUNITY AFFAIRS

- f) Presentation, discussion, and possible action on the 2020-2021 Community Services Block Grant State Plan for submission to the U.S. Department of Health and Human Services and approval of the associated 2020 awards
- g) Presentation, discussion, and possible action on approval of the 2020 Low Income Home Energy Assistance Program State Plan for submission to the U.S. Department of Health and Human Services and approval of the associated 2020 awards
- h) Presentation, discussion, and possible action on the Section 8 Program 2020 Streamlined Annual Public Housing Agency Plan for the Housing Choice Voucher Program

Michael DeYoung
Director of
Community Affairs

HOME AND HOMELESSNESS PROGRAMS

- i) Presentation, discussion, and possible action on State Fiscal Year 2020 Homeless Housing and Services Program awards

Naomi Cantu
Coordinator for
Homelessness Programs
and Policy

HOUSING RESOURCE CENTER

- j) Presentation, discussion, and possible action on the 2020 Regional Allocation Formula Methodology

Elizabeth Yevich
Director of
Housing Resource Center

BOND FINANCE

- k) Presentation, discussion, and possible action on Resolution No. 19-039, Authorizing the filing of one or more applications for reservation to the Texas Bond Review Board with respect to Qualified Mortgage Bonds and containing other provisions relating to the subject
- l) Presentation, discussion, and possible action on Resolution No. 19-040, Authorizing the Execution of an Escrow Agreement relating to the Multifamily Housing Mortgage Revenue Bonds for Green Crest Apartments aka City Parc II @ West Oaks Series 2002
- m) Presentation, discussion, and possible action on Resolution No. 19-041, Authorizing the Execution of an Escrow Agreement relating to the Multifamily Housing Mortgage Revenue Bonds for Providence at Veterans Memorial Apartments aka Championship Townhomes on the Green Series 2004A
- n) Presentation, discussion, and possible action on Inducement Resolution No. 19-042, for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority

Monica Galuski
Director of
Bond Finance and CIO

Teresa Morales
Manager of
Multifamily Bonds

19607	The Haven at Willow Creek Park	Houston ETJ
19608	Reserves at San Marcos	San Marcos
19610	Fishpond at Corpus Christi	Corpus Christi

MULTIFAMILY FINANCE

- o) Presentation, discussion, and possible action on a Determination Notice for Housing Tax Credits with another Issuer

19414	DeWetter Apartments	El Paso
19415	Kathy White Apartments	El Paso

Marni Holloway
Director of
MF Finance

CONSENT AGENDA REPORT ITEMS

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

- a) TDHCA Outreach and Activities Report (June-July)
- b) Multifamily Supportive Housing Roundtable Report
- c) 2020 QAP Planning Project report

Michael Lyttle
Director of
External Affairs
Marni Holloway
Director of
MF Finance

- d) Report on the Department's 3rd Quarter Investment Report in accordance with the Public Funds Investment Act
- e) Report on the Department's Interim Balance Sheet/Statement of Net Position for the period ended May 31, 2019
- f) Report on the Department's 3rd Quarter Investment Report relating to funds held under Bond Trust Indentures
- g) Report on the Department's Swap Portfolio and recent activities with respect thereto

Ernie Palacios
Director of
Financial Administration

Monica Galuski
Director of
Bond Finance and CIO

ACTION ITEMS

ITEM 3: BOARD

Presentation, discussion, and possible action to employ an Executive Director

J.B. Goodwin
Chair

ITEM 4: COMMUNITY AFFAIRS

Presentation, discussion, and possible action authorizing the Department to submit an application for Mainstream Housing Vouchers in response to a Notice of Funding Availability released by the U.S. Department of Housing and Urban Development, and if successfully awarded to operate such program

Brooke Boston
Director of
Programs

ITEM 5: ASSET MANAGEMENT

Presentation, discussion, and possible action regarding waiver and loan modification for Villas of Brownwood II (Multifamily Direct Loan No. 1001714001)

Rosalio Banuelos
Director of
Asset Management

ITEM 6: RULES

- a) Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC §2.203, Termination and Reduction of Funding for CSBG Eligible Entities; an order proposing new 10 TAC §2.203, Termination and Reduction of Funding for CSBG Eligible Entities; an order proposing the repeal of 10 TAC §2.204, Contents of a Quality Improvement Plan; an order proposing new 10 TAC §2.204, Contents of a Quality Improvement Plan; and directing that they be published for public comment in the *Texas Register*
- b) Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 20, Single Family Programs Umbrella Rule, and an order proposing new 10 TAC Chapter 20, Single Family Programs Umbrella Rule, and directing their publication for public comment in the *Texas Register*
- c) Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities, and an order proposing new 10 TAC Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities, and directing their publication for public comment in the *Texas Register*
- d) Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 24, Texas Bootstrap Loan Program Rule, and an order proposing new 10 TAC Chapter 24, Texas Bootstrap Loan Program Rule, and directing their publication for public comment in the *Texas Register*
- e) Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 26, Texas Housing Trust Fund Rule, and an order proposing new 10 TAC Chapter 26, Texas Housing Trust Fund Rule, and directing its publication for public comment in the *Texas Register*

Brooke Boston
Director of
Programs

ITEM 7: COMPLIANCE

Presentation, discussion, and possible action on increase in service contract with Onsite Insight to perform Uniform Physical Condition Standards inspections from \$350,000 to \$430,000 pursuant to Tex. Gov't Code §2155.088(b)(2)

Patricia Murphy
Director of
Compliance

ITEM 8: MULTIFAMILY FINANCE

- a) Presentation, discussion, and possible action on a waiver and award of a Predevelopment grant from the 2019-2 Special Purpose Notice of Funding Availability: Predevelopment to 19550 Project Transitions, Inc Austin
- b) Presentation, discussion and possible action regarding an Award of Direct Loan funds from the 2018-1 Multifamily Direct Loan Notice of Funding Availability
18503 Eastern Oaks Apartments Austin
- c) Presentation, discussion, and possible action on timely filed appeals of material deficiencies in and scoring of Housing Tax Credit Applications under the Department's Multifamily Program Rules
19003 The Legacy at Piedmont San Antonio
- d) Presentation, discussion, and possible action on the Second Amendment to the 2019-1 Multifamily Direct Loan Notice of Funding Availability
- e) Presentation, discussion, and possible action on the Third Amendment to the 2019-1 Multifamily Direct Loan Notice of Funding Availability
- f) Presentation, discussion, and possible action regarding awards of Direct Loan funds from the 2019-1 Multifamily Direct Loan Notice of Funding Availability to 9% Housing Tax Credit Layered Applications
- | | | |
|-------|----------------------------------|----------------|
| 19051 | Casa de Manana Apartments | Corpus Christi |
| 19053 | Foundation Village | Austin |
| 19179 | Riverwood Commons II | Bastrop |
| 19202 | Heritage Heights at Big Spring | Big Spring |
| 19214 | Lakeridge Villas | Ennis |
| 19216 | Heritage Heights at Abilene | Abilene |
| 19234 | The Residence at Alsbury | Burleson |
| 19235 | The Reserves at Saddleback Ranch | Wolfforth |
| 19236 | Tool Cedar Trails | Tool |
| 19238 | Franklin Trails | Franklin |
| 19304 | The Residences at Overlook Ridge | Canyon Lake |
| 19332 | Avanti at South Bluff | Corpus Christi |
| 19365 | Heritage Estates at Huntsville | Huntsville |
| 19367 | Avanti Legacy Bayside | Corpus Christi |
- g) Presentation, discussion, and possible action regarding awards from the 2019 State Competitive Housing Credit Ceiling and approval of the waiting list for the 2019 Competitive Housing Tax Credit Application Round and confirming obligations to the Section 811 Project Rental Assistance Program for those properties that sought and were awarded points for providing program units
- | | | |
|-------|-------------------------------------|-------------|
| 19003 | The Legacy at Piedmont | San Antonio |
| 19008 | Palladium Fain Street | Fort Worth |
| 19009 | Churchill at Golden Triangle | Fort Worth |
| 19011 | Palladium Venus | Venus |
| 19016 | Palladium Waxahachie Senior Living | Waxahachie |
| 19020 | Riva Keene | Keene |
| 19024 | Morning Star Apartments | Wharton |
| 19026 | National Church Residences-Robinson | Robinson |

Marni Holloway
Director of
MF Finance

19028	Casitas Lantana	Brownsville
19030	Freedom's Path at Kerrville II	Kerrville
19039	Blue Oaks	San Antonio
19040	Vista East	Houston
19047	Parkway Meadows	Houston
19051	Casa de Manana Apartments	Corpus Christi
19052	SilverLeaf at Tool	Tool
19053	Foundation Village	Austin
19057	SilverLeaf at Chandler III	Chandler
19058	Country Terrace Apartments	Highlands
19062	Residences at Thousand Oaks	San Antonio
19063	Residences at Lake Waco	Waco
19064	4242 Jackson Apartments	McAllen
19070	South Rice Apartments	Houston
19073	Gala at Central Park	Hurst
19074	900 Winston	Houston
19076	Bellfort Park Apartments	Houston
19077	Telephone Road Elderly	Houston
19078	Provision at Patriot Place	Hurst
19079	Provision at Patriot Parkway	Venus
19085	Gala at MacGregor	Houston
19086	Trinity Place Apartments	Round Rock
19087	Sonora Seniors Apartments	Sonora
19088	Metro Tower Lofts	Lubbock
19094	Laurel Vista	Beaumont
19100	Carver Ridge Apartments	Midland
19102	Ranch Court Apartments	Dripping Springs
19107	City View at Hyde Park	Austin
19109	Verdin Square	Houston
19111	Colorado City Seniors Apartments	Colorado City
19112	Hebbronville Apartments	Hebbronville (CDP)
19113	Livingston Seniors Apartments	Livingston
19114	Sunset Vista Seniors	El Paso
19116	Amber Ridge Apartments	Angleton
19117	Ridgestone Estates	El Paso
19120	Villas at Augusta	El Paso
19124	Maple Street Lofts	Abilene
19126	3104 Division Lofts	Arlington
19132	Village at Boyer	San Antonio
19133	Alazan Lofts	San Antonio
19134	Village at Nogalitos	San Antonio
19136	Luna Flats	San Antonio
19139	Hamilton Wolfe Lofts	San Antonio
19143	Reserve at New York	Arlington
19146	New Hope Housing Avenue J	Houston
19148	Reserve at Lake Shore	Waco
19158	Pendleton Square	Harlingen
19159	Mid Tule Village Apartments	Tulia
19161	Star of Texas Housing	Montgomery

19164	Commerce Street Apartments	Belton
19166	Villas at Robinett	Killeen
19176	Anthony Palms	Anthony
19177	Edgemere Palms	El Paso
19179	Riverwood Commons II	Bastrop
19182	Waterpark Palms	Anthony
19187	The Ellington	Houston
19189	Lakewood Crossing	Granbury
19191	Hillcrest Senior Village	Kerrville
19202	Heritage Heights at Big Spring	Big Spring
19204	Cottonview Terrace	Taft
19205	Patriot Park Seniors	Plano
19208	Trail Village	Brownsville
19214	Lakeridge Villas	Ennis
19215	West Ridge Apartments	Pharr
19216	Heritage Heights at Abilene	Abilene
19217	Redwood Apartments	Dumas
19223	Bamboo Estates Apartments	Progreso
19225	Rosewood Senior Villas	Tyler
19228	Chaparral Apartments	Midland
19230	Campanile on Fondren	Houston
19232	The Commons at St. Anthony's	Amarillo
19234	The Residences at Alsbury	Burleson
19235	The Reserves at Saddleback Ranch	Wolfforth
19236	Tool Cedar Trails	Tool
19237	Gatesville Trails	Gatesville
19238	Franklin Trails	Franklin
19239	Talavera Lofts	Austin
19242	The Tramonti	Houston
19244	Mariposa at Harris Road	Arlington
19245	Huntington Chimney Rock	Houston
19250	Cypress Creek at Waxahachie	Waxahachie
19257	Blue Ridge Villas	Houston
19266	County Line Lofts	Venus
19273	Nolana Villas	McAllen
19276	Sunset at Fash Place	Fort Worth
19277	Cielo Place	Fort Worth
19285	Everly Plaza	Fort Worth
19286	West Little York Apartments	Houston
19288	Vi Collina	Austin
19295	The Abali	Austin
19296	McKee City Living	Houston
19299	2222 Pierce	Houston
19304	The Residences at Overlook Ridge	Canyon Lake
19307	Briarwest Apartments	Houston
19315	Hammack Creek Apartments	Kennedale
19319	Bardin Apartments	Arlington
19327	Edison Lofts	Houston
19330	Avanti Legacy Emerald Point	McAllen

19331	Avanti at Emerald Point	McAllen
19332	Avanti at South Bluff	Corpus Christi
19338	Ennis Trails	Ennis
19340	Nuestra Senora	El Paso
19344	Patriot Place	El Paso
19356	Pine Hills Estates I & II	Devine
		Pearsall
19357	Woodlands Estates I & II	Hempstead
		Sweeny
19360	Legacy Trails of Longview	Longview
19364	The Villas at Cedar Grove	Lufkin
19365	Heritage Estates at Huntsville	Huntsville
19367	Avanti Legacy Bayside	Corpus Christi

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

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public):

J.B. Goodwin
Chair

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

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

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

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

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

OPEN SESSION

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

ADJOURN

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

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Terri Roeber, ADA Responsible Employee, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Elena Peinado, 512-475-3814, at least five days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Elena Peinado, al siguiente número 512-475-3814 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.

NOTICE AS TO HANDGUN PROHIBITION DURING THE OPEN MEETING OF A GOVERNMENTAL ENTITY IN THIS ROOM ON THIS DATE:

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista.

NONE OF THESE RESTRICTIONS EXTEND BEYOND THIS ROOM ON THIS DATE AND DURING THE MEETING OF THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

CONSENT AGENDA

1a

BOARD ACTION REQUEST

BOARD SECRETARY

JULY 25, 2019

Presentation, discussion, and possible action on Board meeting minutes summaries for February 21, 2019, and March 21, 2019

RECOMMENDED ACTION

Approve the Board meeting minutes summaries for February 21, 2019, and March 21, 2019

RESOLVED, that the Board meeting minutes summaries for February 21, 2019, and March 21, 2019, are hereby approved as presented.

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
February 21, 2019

On Thursday, the twenty-first day of February 2019, at 8:00 a.m., the regular meeting of the Governing Board (Board) of the Texas Department of Housing and Community Affairs ("TDHCA" or the "Department") was held in the Ric Williamson Hearing Room, Dewitt C. Greer State Highway Building, 125 E. 11th Street, Austin, Texas.

The following members, constituting a quorum, were present and voting:

- J.B. Goodwin
- Lesley Bingham-Escareño
- Paul A. Braden
- Asusena Reséndiz
- Leo Vasquez

J.B. Goodwin served as Chair, and James "Beau" Eccles, TDHCA General Counsel, served as secretary.

1) The Board unanimously approved a resolution celebrating February 2019 as Black History Month in Texas.

2) The Board unanimously approved the Consent Agenda as modified (correction made to sub item 18448 RBJ Phase I from Item 1f) and Report Items as presented with the following items removed: sub item 19409 Grim Hotel from Item 1f and sub item 18445 Wurzbach Manor from Item 1g.

3) At 8:06 a.m., the Board went into Executive Session and reconvened in open session at 8:27 a.m. During the Executive Session, the Board did not adopt any policy, position, resolution, rule, regulation, or take any formal action or vote on any item.

4) Action Item 3 – Presentation, discussion, and possible action on the contract and sale of Alpine Retirement Community in Alpine, Texas – was presented by Tom Gouris, TDHCA Director of HOME and Homelessness and Special Initiatives. The Board unanimously approved staff recommendation to extend the Land Use Restriction Agreement on the property for 15 additional years and authorize staff to market and sell the property.

5) Action Item 4 – Quarterly Report on Texas Homeownership Division Activity – was presented by Cathy Gutierrez, TDHCA Director of Texas Homeownership Division. The board heard and accepted the report unanimously.

6) Action Item 5 – Presentation, discussion, and possible action on the 2019 Low Income Home Energy Assistance Program Comprehensive Energy Assistance Program award for Galveston County Community Action Council, Inc. – was presented by Michael DeYoung, TDHCA Director of Community Affairs. The Board unanimously approved staff recommendation to enter into a 25% contract with the community action agency for 2019 Comprehensive Energy Assistance Program funds.

7) Action Item 6(a) – Presentation, discussion, and possible action regarding an Award of Direct Loan funds from the 2018-1 Multifamily Direct Loan Notice of Funding Availability for 18503 Eastern Oaks Apartments, Austin – was presented by Andrew Sinnott, TDHCA Multifamily Loans Program Administrator, with additional information from Marni Holloway, TDHCA Director of Multifamily Finance; and Brent Stewart, TDHCA Director of Real Estate Analysis. Following public comment (listed below), the Board unanimously approved a motion to table the item for 30 days until the meeting of March 21, 2019.

- Jennifer Hicks, True Casa Consulting and representing the Applicant, provided additional information on the item
- Robert Onion, Housing Authority of Travis County and the Applicant, provided additional information on the item.

8) Action Item 6(b) – Presentation, discussion, and possible action regarding approval for publication in the Texas Register of the 2019-2 Multifamily Direct Loan Notice of Funding Availability: Special Purpose NOFA (Predevelopment) – was presented by Mr. Sinnott. The Board unanimously approved staff recommendation to publish the NOFA.

9) During the Public Comment portion of the meeting, the following individuals presented:

- Joe Compian, Galveston County Community Action, thanked the Board for its action taken on Item 5

Except as noted otherwise, all materials presented to and reports made to the Board were approved, adopted, and accepted. These minutes constitute a summary of actions taken. The full transcript of the meeting, reflecting who made motions, offered seconds, etc., questions and responses, and details of comments, is retained by TDHCA as an official record of the meeting.

There being no further business to come before the Board, the meeting adjourned at 9:22 a.m.
The next meeting is set for Thursday, March 21, 2019.

Secretary

Approved:

Chair

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
March 21, 2019

On Thursday, the twenty-first day of March 2019, at 8:00 a.m., the regular meeting of the Governing Board (Board) of the Texas Department of Housing and Community Affairs ("TDHCA" or the "Department") was held in the Ric Williamson Hearing Room, Dewitt C. Greer State Highway Building, 125 E. 11th Street, Austin, Texas.

The following members, constituting a quorum, were present and voting:

- J.B. Goodwin
- Lesley Bingham-Escareño
- Paul A. Braden
- Asusena Reséndiz
- Sharon Thomason
- Leo Vasquez

J.B. Goodwin served as Chair, and James "Beau" Eccles, TDHCA General Counsel, served as secretary.

1) The Board unanimously approved a resolution celebrating April 2019 as Fair Housing Month in Texas.

2) The Board unanimously approved the Consent Agenda with the following items moved to the Action Item Agenda: 1(e) – Presentation, discussion, and possible action on awards for 2019 Community Services Block Grant Discretionary Direct Client Assistance and Network Operational Investments; 1(i) – Presentation, discussion, and possible action to authorize the programming of Neighborhood Stabilization Program One Program Income to support continued land bank program activity; and 1(k) – Presentation, discussion, and possible action on an order adopting the amendment of 10 TAC §8.7 Program Regulations and Requirements, and directing publication for adoption in the Texas Register.

3) Chairman Goodwin exercised his discretion to take up agenda items different from the posted order and Marni Holloway, TDHCA Multifamily Finance Director, presented Action Item 3 – Presentation, discussion and possible action regarding an Award of Direct Loan funds from the 2018-1 Multifamily Direct Loan Notice of Funding Availability for 18505 Mistletoe Station, Fort Worth. Following public comment (listed below), the Board unanimously approved staff recommendation to make the award.

- Lisa Stephens, Saigebrook Development and the applicant, provided additional information on the agenda item

4) Action Item 4(a) – Review and possible acceptance of the State Auditor’s Office audit of the TDHCA Financial Statements – was presented by Ms. Sarah Puerto, State Auditor’s Office. The Board unanimously accepted the report.

5) Action Item 4(b) – Report on the meeting of the Internal Audit and Finance Committee – was presented by Sharon Thomason, TDHCA Chair of the Board Audit and Finance Committee. The Board heard the report and unanimously approved it.

6) The Board returned to the posted order of agenda items and Michael DeYoung, TDHCA Director of Community Affairs, presented Action Item 1(e) – Presentation, discussion, and possible action on awards for 2019 Community Services Block Grant Discretionary Direct Client Assistance and Network Operational Investments. The Board unanimously approved staff recommendation to make the awards.

7) Action Item 1(i) – Presentation, discussion, and possible action to authorize the programming of Neighborhood Stabilization Program One Program Income to support continued land bank program activity – was presented by Raul Gonzalez, TDHCA Director of the OCI, HTF, and NSP programs. The Board unanimously approved staff recommendation regarding the programming of program income.

8) Action Item 1(k) – Presentation, discussion, and possible action on an order adopting the amendment of 10 TAC §8.7 Program Regulations and Requirements, and directing publication for adoption in the Texas Register – was presented by Spencer Duran, TDHCA Manager of the 811 Program. The Board unanimously approved staff recommendation to adopt and publish the amendment.

9) Action Item 5 – Presentation, discussion, and possible action on Resolution No. 19-029 approving an increase in the maximum amount of outstanding advances under the Advances and Security Agreement with Federal Home Loan Bank of Dallas, authorizing use of available funds to repay advances, authorizing the execution of documents and instruments relating thereto, making certain findings and determinations in connection therewith, and containing other provisions relating to the subject – was presented by Monica Galuski, TDHCA Director of Bond Finance. The Board unanimously approved staff recommendation to approve the resolution.

10) Action Item 6 – Presentation, discussion, and possible action regarding the possible absorption of the Bay City Housing Authority’s Section 8 Housing Choice Voucher Program (HCVP) – was pulled from the agenda and not heard.

11) Action Item 7 – Presentation, discussion, and possible action authorizing the release of the Draft Analysis of Impediments to Fair Housing Choice for public comment – was presented by Cate Tracz, TDHCA Manager of Fair Housing. The Board unanimously approved staff recommendation to release the report for public comment.

Except as noted otherwise, all materials presented to and reports made to the Board were approved, adopted, and accepted. These minutes constitute a summary of actions taken. The full transcript of the meeting, reflecting who made motions, offered seconds, etc., questions and responses, and details of comments, is retained by TDHCA as an official record of the meeting.

There being no further business to come before the Board, the meeting adjourned at 8:50 a.m. The next meeting is set for Thursday, April 25, 2019.

Secretary

Approved:

Chair

1b

BOARD ACTION REQUEST

LEGAL DIVISION

JULY 25, 2019

Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Villa Victoria Apartments (HTC 93156 / CMTS 1186)

RECOMMENDED ACTION

WHEREAS, Villa Victoria Apartments, owned by Community Locale, Inc. (Owner), has uncorrected compliance findings relating to the applicable land use restriction agreement and the associated statutory and rule requirements;

WHEREAS, representatives for this property have attended multiple informal conferences and signed prior Agreed Final Orders in 2015 and 2016, both relating to uncorrected file monitoring violations;

WHEREAS, both prior Orders were violated and a total administrative penalty of \$4,000 was paid, with an additional \$2,500 administrative penalty automatically forgiven upon submission of a material LURA amendment request to address one of the violations;

WHEREAS, a new file monitoring review was conducted on November 5, 2018, resulting in multiple findings of noncompliance, all of which are unresolved;

WHEREAS, unresolved compliance findings include: failure to maintain complete written policies and procedures; failure to affirmatively market; failure to execute required lease provisions for two units; failure to post a copy of the Tenant Rights and Resources Guide; failure to provide documentation that household incomes were within the income limits for six units; and failure to provide an Annual Eligibility Certification of unit 223;

WHEREAS, on June 25, 2019, Owner's representatives participated in an informal conference with the Enforcement Committee and agreed, subject to Board approval, to enter into an Agreed Final Order assessing the administrative penalty of \$8,550.00, with \$5,000.00 to be paid within 30 days of signature and the remaining \$3,550.00 to be forgiven if all violations are resolved as specified in the Agreed Final Order on or before September 23, 2019; and

WHEREAS, staff has based its recommendations for an Agreed Final Order on the Department's rules for administrative penalties and an assessment of each and all of the statutory factors to be considered in assessing such penalties, applied specifically to the facts and circumstances present in this case.

NOW, therefore, it is hereby

RESOLVED, that an Agreed Final Order assessing an administrative penalty of \$8,550, subject to partial forgiveness as outlined above, for noncompliance at Villa Victoria Apartments, substantially in the form presented at this meeting, and authorizing any non-substantive technical corrections, is hereby adopted as the order of this Board.

BACKGROUND

Community Locale, Inc., a Texas nonprofit corporation, (Owner) is the owner of Villa Victoria Apartments (Property), a low-income apartment complex composed of 91 units, located in Waco, McLennan County. Records of the Texas Secretary of State list the following directors: James Bonnett, Sherri Bryan, Susan Boren, Shira Smiley, and Doris Garrett. Owner's president is JK Farr. CMTS lists Andrew Sheehy as the primary contact for the Owner, and Lupita Cruz as the contact for the management company, Access Leasing, which is controlled by Mr. Sheehy. Mr. Sheehy is a former owner of the property who purchased it in 2008 and sold it to Community Locale, Inc. in 2014. Mr. Sheehy remains in control of all day-to-day management activities at the property.

The Property is subject to a Land Use Restriction Agreement (LURA) signed by a prior owner in 1994 in consideration for a housing tax credit allocation in the amount of \$53,693.00 to rehabilitate and operate the Property. The Owner acquired the property from Mr. Sheehy in 2014 and did not receive prior Department approval, but the LURA remains in effect per Section 2 of the LURA, which stipulates that its restrictions run with the land.

The property has previously been the subject of two Agreed Final Orders signed in 2015 and 2016. Violations included failure to submit annual reports, household income violations for five units, failure to implement the Tenant Rights and Resources Guide for one unit, failure to sign Annual Eligibility Certifications for nine units, failure to affirmatively market, failure to provide Fair Housing Disclosure Notices, failure to implement required lease provisions, failure to maintain written tenant selection criteria, and failure to make two units available for lease. Many of these violation types have been repeated in the current penalty referral, highlighting a persistent lack of knowledge regarding how to complete an acceptable tenant file despite attending training in the past and receiving significant technical support from the Compliance and Legal divisions.

The following compliance violations identified during 2018 were referred for an administrative penalty and are unresolved:

1. Failure to provide compliant written policies and procedures including tenant selection criteria;
2. Failure to maintain an Affirmative Marketing Plan and evidence of associated marketing efforts;
3. Failure to execute required lease language for two units;
4. Failure to post the Tenant Rights and Resources Guide in a common area in the office;
5. Failure to provide complete tenant files to prove household income eligibility for six units; and
6. Failure to provide an Annual Eligibility Certification for one unit.

Owner participated in an informal conference with the Enforcement Committee on June 25, 2019, and agreed to sign an Agreed Final Order with the following terms:

1. The maximum potential penalty in the amount of \$8,550.00, subject to partial forgiveness as indicated below;
2. Owner must submit \$5,000 portion of the administrative penalty on or before August 26, 2019;
3. Owner must correct the file monitoring violations as indicated in the Agreed Final Order, and submit full documentation of the corrections to TDHCA on or before September 23, 2019;
4. If Owner complies with all requirements and addresses all violations as required, the remaining administrative penalty in the amount of \$3,550 will be forgiven; and

5. If Owner violates any provision of the Agreed Final Order, the full administrative penalty will immediately come due and payable.

Consistent with direction from the Department's Enforcement Committee, a probated and, upon successful completion of probation, partially forgivable administrative penalty in the amount of \$8,550.00 is recommended. This will be a reportable item of consideration under previous participation for any new award to the principals of the Owner.

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
COMMUNITY LOCALE, INC. WITH	§	TEXAS DEPARTMENT OF
RESPECT TO VILLA VICTORIA	§	HOUSING AND COMMUNITY
APARTMENTS	§	AFFAIRS
(HTC FILE # 93156 / CMTS # 1186)	§	

AGREED FINAL ORDER

General Remarks and official action taken:

On this 25th day of July, 2019, the Governing Board (Board) of the Texas Department of Housing and Community Affairs (TDHCA or Department) considered the matter of whether enforcement action should be taken against **COMMUNITY LOCALE, INC.**, a Texas nonprofit corporation (Respondent).

This Agreed Order is executed pursuant to the authority of the Administrative Procedure Act (APA), Tex. Gov't Code §2001.056, which authorizes the informal disposition of contested cases. In a desire to conclude this matter without further delay and expense, the Board and Respondent agree to resolve this matter by this Agreed Final Order. The Respondent agrees to this Order for the purpose of resolving this proceeding only and without admitting or denying the findings of fact and conclusions of law set out in this Order.

Upon recommendation of the Enforcement Committee, the Board makes the following findings of fact and conclusions of law and enters this Order:

WAIVER

Respondent acknowledges the existence of their right to request a hearing as provided by Tex. Gov't Code §2306.044, and to seek judicial review, in the District Court of Travis County, Texas, of any order as provided by Tex. Gov't Code §2306.047. Pursuant to this compromise and settlement, the Respondent waives those rights and acknowledges the jurisdiction of the Board over Respondent.

FINDINGS OF FACT ("FOF")

Jurisdiction:

1. During 1993, Beverly Partners Ltd. (Prior Owner) was awarded an allocation of Low Income Housing Tax Credits by the Board, in an annual amount of \$53,693.00 to

rehabilitate and operate Villa Victoria Apartments (Property) (HTC file No. 93156 / CMTS No. 1186 / LDLD No. 358).

2. Prior Owner signed a land use restriction agreement (LURA) regarding the Property. The LURA was effective November 14, 1994, and filed of record at Volume 1833, Page 741 of the Official Public Records of Real Property of McLennan County, Texas (Records), as amended by a First Amendment executed to be effective as of May 7, 2015, and filed in the Records at Document Number 2015022467. In accordance with Section 2 of the LURA, the LURA is a restrictive covenant/deed restriction encumbering the Property and binding on all successors and assigns for the full term of the LURA.
3. Respondent took ownership of the Property on May 22, 2014 and, although an Agreement to Comply was not signed, Respondent is bound to the terms of the LURA in accordance with Section 2 thereof.
4. Respondent is subject to the regulatory authority of TDHCA.

Compliance Violations¹:

5. Property has a history of violations and has previously been the subject of two Agreed Final Orders, signed in 2015 and 2016, with a total administrative penalty of \$4,000 paid when those Orders were violated. A further \$2500 administrative penalty was automatically forgiven upon submission of a material LURA amendment request. Management of the property remains unchanged.

An on-site monitoring review was conducted on November 5, 2018, to determine whether Respondent was in compliance with LURA requirements to lease units to low income households and maintain records demonstrating eligibility. The monitoring review found violations of the LURA and TDHCA rules. Notifications of noncompliance were sent and a February 28, 2019, corrective action deadline was set. A response was submitted on April 25, 2019, but it did not resolve any violations. The following violations remain unresolved:

- a. Respondent failed to maintain complete written policies and procedures, including tenant selection criteria, a violation of 10 TAC §10.610 (Written Policies and Procedures), which requires all developments to establish written tenant selection criteria that meet minimum TDHCA requirements. Additionally, copies of tenant selection criteria were not maintained in the files for units 111, 126, 135, 140, 145, 150, 216, or 245.
- b. Respondent failed to provide a compliant affirmative marketing plan, a violation of 10 TAC §10.617 (Affirmative Marketing), which requires developments to maintain an affirmative marketing plan that meets minimum requirements and

¹ Within this Agreed Final Order, all references to violations of TDHCA Compliance Monitoring rules at 10 TAC Chapter 10 refers to the versions of the code in effect at the time of the compliance monitoring reviews and/or inspections that resulted in recording each violation. All past violations remain violations under the current code and all interim amendments.

to distribute marketing materials to selected marketing organizations that reach groups identified as least likely to apply and to the disabled. No plan was provided.

- c. Respondent failed to execute required lease provisions or exclude prohibited lease language for units 111 and 145, a violation of 10 TAC §10.613 (Lease Requirements), which requires leases to include specific language protecting tenants from eviction without good cause and prohibiting owners from taking certain actions such as locking out or seizing property, or threatening to do so, except by judicial process. Partial corrective documentation was received in response to an administrative penalty informal conference notice, including a signed lease addendum for unit 101 but omitting the required certification indicating that the form had been implemented property-wide.
 - d. Respondent failed to post a laminated copy of the Tenant Rights and Resources Guide in a common area of the leasing office, a violation of 10 TAC §10.613 (Lease Requirements), which requires owners to post a laminated copy of the Guide in a common area of the leasing office and provide a copy to each household during the application process and upon any subsequent change to common amenities, unit amenities, or services.
 - e. Respondent failed to provide documentation that household incomes were within prescribed limits upon initial occupancy for units 111, 126, 140, 145, 150, and 216, a violation of 10 TAC §10.611 (Determination, Documentation and Certification of Annual Income) and Section 4 of the LURA, which require screening of tenants to ensure qualification for the program.
 - f. Respondent failed to provide an Annual Eligibility Certifications for unit 223, a violation of 10 TAC §10.612 (Tenant File Requirements), which requires developments to annually collect an Annual Eligibility Certification form from each household.
6. The following violations remain outstanding at the time of this order:
- a. Written policies and procedures violation described in FOF #6a;
 - b. Affirmative marketing plan violation described in FOF #6b;
 - c. Lease language violations described in FOF #6c;
 - d. Tenant Rights and Resources Guide violation described in FOF #6d;
 - e. Household income violations described in FOF #6e; and
 - f. Annual Eligibility Certification violation described in FOF #6f.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §§2306.041-.0503 and 10 TAC §2.

2. Respondent is a “housing sponsor” as that term is defined in Tex. Gov’t Code §2306.004(14).
3. Pursuant to IRC §42(m)(1)(B)(iii), housing credit agencies are required to monitor for noncompliance with all provisions of the IRC and to notify the Internal Revenue Service of such noncompliance.
4. Respondent violated 10 TAC §10.610 in 2018, by not maintaining written tenant selection criteria meeting TDHCA requirements;
5. Respondent violated 10 TAC §10.617 in 2018, by failing to provide a complete affirmative marketing plan and evidence of outreach marketing;
6. Respondent violated leasing requirements in 10 TAC §10.613 in 2018, by failing to execute required lease provisions or exclude prohibited lease language for units 111 and 145;
7. Respondent violated leasing requirements in 10 TAC §10.613 in 2018, by failing to post a laminated copy of the Tenant Rights and Resources Guide in a common area of the leasing office;
8. Respondent violated 10 TAC §10.611 and Section 4 of the LURA in 2018, by failing to provide documentation that household income was within prescribed limits upon initial occupancy for units: 111, 126, 140, 145, 150, and 216;
9. Respondent violated 10 TAC §10.609 in 2016 and 2017, by failing to collect Annual Eligibility Certifications for unit 223.
10. Because Respondent is a housing sponsor with respect to the Property, and has violated TDHCA rules, the Board has personal and subject matter jurisdiction over Respondent pursuant to Tex. Gov’t Code §2306.041 and §2306.267.
11. Because Respondent is a housing sponsor, TDHCA may order Respondent to perform or refrain from performing certain acts in order to comply with the law, TDHCA rules, or the terms of a contract or agreement to which Respondent and TDHCA are parties, pursuant to Tex. Gov’t Code §2306.267.
12. Because Respondent has violated rules promulgated pursuant to Tex. Gov’t Code §2306.053 and has violated agreements with the Agency to which Respondent is a party, the Agency may impose an administrative penalty pursuant to Tex. Gov’t Code §2306.041.
13. An administrative penalty of \$8,550 is an appropriate penalty in accordance with 10 TAC Chapter 2.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of the factors set forth in Tex. Gov't Code §2306.042 to be considered in assessing such penalties as applied specifically to the facts and circumstances present in this case, the Governing Board of the Texas Department of Housing and Community Affairs orders the following:

IT IS HEREBY ORDERED that Respondent is assessed an administrative penalty in the amount of \$8,550.00, subject to partial deferral as further ordered below.

IT IS FURTHER ORDERED that Respondent shall pay and is hereby directed to pay a \$5,000 portion of the assessed administrative penalty by cashier's check payable to the "Texas Department of Housing and Community Affairs" within thirty days of the date this Agreed Final Order is approved by the Board.

IT IS FURTHER ORDERED that Respondent shall fully correct the file monitoring violations as indicated in the exhibits and submit full documentation of the corrections to TDHCA on or before September 23, 2019.

IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Agreed Final Order, correcting all violations as required, the satisfactory performance under this order will be accepted in lieu of the remaining assessed administrative penalty in the amount of \$3,550.00, which will be deferred and forgiven.

IT IS FURTHER ORDERED that if Respondent fails to satisfy any conditions or otherwise violates any provision of this order, or the property is sold before the terms and conditions of this Agreed Final Order have been fully satisfied, then the remaining administrative penalty in the amount of \$3,550.00 shall be immediately due and payable to the Department. Such payment shall be made by cashier's check payable to the "Texas Department of Housing and Community Affairs" upon the earlier of (1) within thirty days of the date the Department sends written notice to Respondent that it has violated a provision of this Order, or (2) the property closing date if sold before the terms and conditions of this Agreed Final Order have been fully satisfied.

IT IS FURTHER ORDERED that corrective documentation must be uploaded to the Compliance Monitoring and Tracking System ("CMTS") by following the instructions at this link: <http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf>. After the upload is complete, an email must be sent to Ysella Kaseman at ysella.kaseman@tdhca.state.tx.us to inform her that the documentation is ready for review. If it comes due and payable, the penalty payment must be submitted to the following address:

If via overnight mail (FedEx, UPS):	If via USPS:
TDHCA Attn: Ysella Kaseman 221 E 11 th St Austin, Texas 78701	TDHCA Attn: Ysella Kaseman P.O. Box 13941 Austin, Texas 78711

IT IS FURTHER ORDERED that Respondent shall follow the requirements of 10 TAC §10.406, a copy of which is included at Exhibit 4, and obtain approval from the Department prior to consummating a sale of the property, if contemplated.

IT IS FURTHER ORDERED that the terms of this Agreed Final Order shall be published on the TDHCA website.

[Remainder of page intentionally blank]

Approved by the Governing Board of TDHCA on July 25, 2019.

By: _____
Name: J.B. Goodwin
Title: Chair of the Board of TDHCA

By: _____
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 25th day of July, 2019, personally appeared J.B. Goodwin, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 25th day of July, 2019, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, _____ (notary name), a notary public in and for the State of _____,
on this day personally appeared JK Farr (person signing document), known to me or proven to
me through circle one: personally known / driver’s license / passport to be the person whose
name is subscribed to the foregoing instrument, and acknowledged to me that (he/she)
executed the same for the purposes and consideration therein expressed, who being by me
duly sworn, deposed as follows:

1. “My name is JK Farr, I am of sound mind, capable of making this statement, and personally acquainted with the facts herein stated.
2. I hold the office of President for Respondent. I am the authorized representative of Respondent, owner of the Property, which is subject to a Land Use Restriction Agreement monitored by the TDHCA in the State of Texas, and I am duly authorized by Respondent to execute this document.
3. Respondent knowingly and voluntarily enters into this Agreed Final Order, and agrees with and consents to the issuance and service of the foregoing Agreed Order by the Governing Board of the Texas Department of Housing and Community Affairs.”

RESPONDENT:

COMMUNITY LOCALE, INC., Texas nonprofit corporation

By: _____
Name: JK Farr
Title: President

Given under my hand and seal of office this _____ day of _____, 2019.

Signature of Notary Public

Printed Name of Notary Public

NOTARY PUBLIC IN AND FOR THE STATE OF _____

My Commission Expires: _____

Exhibit 1

File Monitoring Violation Resources and Instructions

Resources:

1. Refer to the following link for all references to the rules at 10 TAC §10 that are referenced below:
[http://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=10&sch=F&rl=Y](http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=10&sch=F&rl=Y)
2. Refer to the following link for copies of forms that are referenced below:
<http://www.tdhca.state.tx.us/pmcomp/forms.htm>
3. Technical support and training presentations are available at the following links:
Income and Rent Limits: <http://www.tdhca.state.tx.us/pmcomp/irl/index.htm>
Utility Allowance: <http://www.tdhca.state.tx.us/pmcomp/utility-allowance.htm>
Affirmative Marketing Webinar: <http://www.tdhca.state.tx.us/pmcomp/presentations.htm>
Affirmative Marketing Technical Assistance: <http://www.tdhca.state.tx.us/pmcdocs/AMT-Assistance-Guide.pdf>
Tenant Selection Criteria Webinar: <http://www.tdhca.state.tx.us/pmcomp/presentations.htm>
Online Reporting: <http://www.tdhca.state.tx.us/pmcomp/reports.htm>
FAQ's: <http://www.tdhca.state.tx.us/pmcomp/compFaqs.htm>
4. **All corrections must be submitted via CMTS:** See link for steps to upload documents
<http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf>.
5. **Important notes -**
 - i. Do not backdate any documents listed below.
 - ii. A transfer of a qualified household from another unit is not sufficient to correct any findings. If there is a tenant income certification or household income above limit violation, a transfer from another unit will simply cause the finding to transfer to that unit.

Instructions:

6. **Written policies and procedures, including tenant selection criteria** – Respondent's written policies and procedures were incomplete, missing multiple sections including but not limited to: effective date, basic eligibility requirements, income and rent limits, restrictions on student occupancy and any exceptions to those restrictions, occupancy standards (such as the number of residents permitted per bedroom), required statements (such as applying criteria consistently with fair housing laws), reasonable accommodations policy, wait list procedures and prioritization, denied application policy (timeframe and appeals policies), policies regarding providing written non-renewal and/or termination notices, and unit transfer policies.

How to prepare compliant policies: First watch the webinar presentation is available at: <http://www.tdhca.state.tx.us/pmcomp/presentations.htm>. Then prepare updated written policies and procedures addressing all requirements at [10 TAC §10.610](#). Staff recommends using that rule as a checklist. Ensure that you include an effective date for the policy.

The “10.610 (policy & procedures)” tab of this spreadsheet provides details regarding how TDHCA monitors for this item so that you can check over your work before submission:

<http://www.tdhca.state.tx.us/pmcdocs/OnsiteMonitoringForms.xlsx>

How to address for units 111, 126, 135, 140, 145, 150, 216, and 245: Place a copy of the Tenant Selection Criteria under which each household was screened in the household files for these units, then the owner must sign a letter confirming that these actions were taken.

What to submit to comply with this Order: Upload the updated written policies and procedures that you prepared as indicated above, along with copy of the owner certification letter described above.

7. **Affirmative marketing plan –**

Technical Support: First read the rule at [10 TAC §10.617](#) and watch the webinar at <http://www.tdhca.state.tx.us/pmcomp/presentations.htm>, to gain a general understanding regarding affirmative marketing.

Steps to complete affirmative marketing plan:

- a. Get a copy of the plan form from <http://www.tdhca.state.tx.us/pmcomp/forms.htm>. You can use any version of HUD Form 935.2A. It does not need to be approved by HUD at the bottom.
- b. Identify the appropriate housing market area in which outreach efforts will be made. A housing market area is the area from which you may reasonably expect to draw a substantial number of your tenants. As an example, the city in which your development is located may be an appropriate housing market area.
- c. Determine the groups that are least likely to apply and mark them in your plan.

The Affirmative Marketing Tool is no longer valid. To determine the groups, you must perform and document a reasonable analysis by which those groups were identified, and you must always include persons with disabilities. This analysis must be included with the plan. If you use the current version of the HUD 935.2A, you will do this analysis by using Worksheet 1 to analyze your data versus the data for the census tract, housing market area, and (optional) expanded housing market area. See <https://factfinder.census.gov> for demographic data. When selecting groups, keep in mind that you typically would not market to groups that represent less than 1% of the population because they are not present in the marketing area.

- d. Identify and mark in your plan specific organizations, media, and community contacts in the housing market to send marketing outreach materials. The organizations must specifically reach those groups that you have designated as least likely to apply. Specific examples:
 - i. Least likely to apply population - People with disabilities:
 - A. Local Center for Independent Living (“CIL”) – serve persons with all disability types. Not all counties are covered http://www.txsilc.org/page_CILs.html
 - B. Aging and Disability Resource Center (“ADRC”) – intake and referral for persons with physical, intellectual, or developmental disabilities - all counties are covered: <https://www.dads.state.tx.us/contact/search.cfm>
 - C. Local Intellectual and Developmental Disability Authority (LIDDA) – serves persons with intellectual, or developmental disabilities - all counties are covered: <https://www.dads.state.tx.us/contact/search.cfm>

- D. Local Mental Health Authority (LMHA) – serves persons with Mental Illness and Substance Use disorders - all counties are covered: <https://www.dshs.texas.gov/mhservices-search/>
- E. Local non-profits in your area serving people with disabilities
- F. Call 211 and ask about resources for people with disabilities in your area, reach out to groups serving people with disabilities in your community
- ii. Least likely to apply population - White:
 - A. Examples of acceptable community contacts might include community centers, places of worship, libraries, grocery stores in census tracts with a high concentration of the racial group.
- iii. Least likely to apply population - Asian:
 - A. Local Asian real estate association
 - B. Local Asian Chamber of Commerce
 - C. Local Asian American Resource Center
 - D. Local organizations serving the Asian community
 - E. Community centers, places of worship, libraries, grocery stores in census tracts with a high concentration of the racial group.
- iv. Least likely to apply population - Black/African American:
 - A. Local Black/African American Chamber of Commerce
 - B. Local Black/African American Professionals Social Network
 - C. Weekly Black/African American newspaper / website for a city
 - D. Local community center or YMCA in a historically black/African American neighborhood;
 - E. Community centers, places of worship, libraries, grocery stores in census tracts with a high concentration of the racial group.
- v. Least likely to apply population - Hispanic:
 - A. Local Hispanic Chamber of Commerce
 - B. Local Young Hispanic Professional Association
 - C. The Hispanic Alliance
 - D. Mexican American Cultural Center
 - E. Local Spanish language publications
 - F. Community centers, places of worship, libraries, grocery stores in census tracts with a high concentration of the racial group.
- vi. Least likely to apply population – Not Hispanic:
 - A. When this group is identified, no additional marketing is required, but the Development must refrain from targeting affirmative marketing efforts to Hispanic related groups.
- e. Comply with all requirements of [10 TAC §10.617](#), which we recommend using as a checklist;
- f. The bottom section of the form regarding HUD approval can be ignored; you do not need their approval;
- g. Send marketing outreach materials to the identified organizations, ensuring that said marketing materials comply with all requirements of [10 TAC §10.617](#). Ensure that the

addresses and send dates are included so that TDHCA can verify that you have performed the required marketing. Remember that 10 TAC §10.617(c)(2) requires marketing materials to include the Fair Housing Logo and the contact information for the individual who can assist if reasonable accommodations are needed in order to complete the application process. This contact information sentence must include the terms “reasonable accommodation” and must be in English and Spanish. Here is a sample of an acceptable sentence recently included in marketing materials from another property: *“Individuals who need to request a reasonable accommodation to complete the application process should contact the apartment manager at XXX-XXX-XXXX. Personas con discapacidad que necesitan solicitar un acomodacion razonable para completar el proceso de aplicacion deben comunicarse con el Administrador del apartment al XXX-XXX-XXXX.”*

- h. Look over the “10.617 (affirmative marketing)” tab of the spreadsheet at the following link, which provides details regarding how TDHCA monitors for this item so that you can check over your work before submission:

<http://www.tdhca.state.tx.us/pmcdocs/OnsiteMonitoringForms.xlsx>

What to submit to comply with this Order: Upload the signed and dated Affirmative Marketing Plan, documentation regarding how you determined the groups that are least likely to apply, and evidence of outreach marketing efforts (i.e. letters and flyers that comply with section “g” above).

9. **Lease violations for units 111 and 145:** The following provisions are required to be included in the lease or in an addendum attached to the lease: 1) that evictions or terminations of tenancy for other than good cause are prohibited; and 2) Owners are prohibited from locking out or threatening to lock out any Development resident, except by judicial process, unless the exclusion is necessary for the purpose of performing repairs or construction work, or in cases of emergency. Owners are further prohibited from seizing or threatening to seize the personal property of a resident except by judicial process unless the resident has abandoned the premises. These provisions were not included in the lease or lease addendum for either unit.

How to address for units 111 and 145: If you use TAA forms, both households must sign the TAA Lease Contract Addendum for Units Participating in Government Regulated Affordable Housing Programs. Also ensure that you use this form going forward for all units.

What to submit to comply with this Order: Upload copies of the lease addenda for units 111 and 145.

10. **Lease violations for Tenant Rights and Resources Guide:** The guide was not posted in a common area at the time of the review, and had not been implemented in the tenant files.

Actions to perform: Implement Tenants Rights and Resource Guide (“Guide”). The Guide and an acknowledgment page forms are available on the Forms webpage. Post customized and laminated Guide in a common area of the leasing office. Provide a copy to all households, and have each household sign the Tenant Rights and Resources Guide Acknowledgment available on the Forms webpage. Going forward, provide a copy of the Guide to each household during the application process and upon any subsequent change to the amenities or services and have the households sign Acknowledgments.

What to submit to comply with this Order: Upload a copy of the revised Tenants Rights and Resource Guide.

11. Annual eligibility Certification violation for unit 223: Unit reported as vacant and needing repairs. Unit must be made ready for occupancy by the deadline.

What to submit to comply with this Order:

- A. By 9/23/2019: Owner must prepare a letter describing the work completed to make the unit ready, and attaching evidence of the completed work, such as work orders, invoices, and photos.
- B. Occupy the unit by a qualified household, and submit the full new tenant file within 30 days of occupancy*. Receipt of the full tenant file² after 9/23/2019 is acceptable for this circumstance provided that Requirement A above is fulfilled by that deadline.

12. Household income violations for units 111, 126, 140, 145, 150, and 216: Follow the instructions below for each unit and submit documentation as directed.

Circumstance with respect to units listed above	Instruction
I. If unit is occupied by the same household previously submitted to TDHCA	Follow the instructions that are outlined separately for each unit in Exhibit 2. If the circumstances outlined in the instruction letter at Exhibit 2 no longer exist, follow the instructions in the table below
II. If unit is occupied by a new qualified household	Submit the full tenant file ² .
III. If unit is occupied by a nonqualified household on a month-to-month lease	A. Follow your normal procedures for terminating residency and provide a copy of documentation to TDHCA ³ . B. Once the unit becomes available, occupy the unit by a qualified household, and submit the full new tenant file ² within 30 days of occupancy. Receipt of the full tenant file after 9/23/2019 is acceptable for this circumstance provided that Requirement A above is fulfilled.

² A full tenant file must include:

- A. Tenant application;
- B. Verifications of all sources of income and assets;
- C. Tenant income certification;
- D. Lease and lease addendum;
- E. Tenant Rights and Resources Guide Acknowledgment; and
- F. A copy of the tenant selection criteria under which the household was screened.

Remember that items A-C above must be dated within 120 days of one another.

Further guidelines to assist in preparing an acceptable tenant file are at Exhibit 3.

³ If a notice of nonrenewal or notice of termination is sent to tenant, ensure that it complies with requirements of the rule at [10 TAC 10.610\(g\)](#)

<p>IV. If unit is occupied by a nonqualified household with a non-expired lease</p>	<p>A. Issue a nonrenewal notice³ to tenant and provide a copy to TDHCA, along with a letter committing to occupying the unit with a new qualified household and submitting a full tenant file* as soon as the unit becomes available. If the tenant is protected by another program such as Section 8 or USDA-RD and the property cannot issue a nonrenewal notice as a result, submit a letter stating which program protects the household and committing to occupying the unit with a new qualified household and submitting a full tenant file as soon as the unit becomes available;</p> <p>B. As soon as the unit is occupied by a qualified household, you must submit the full new tenant file² within 30 days of occupancy. Receipt of the full tenant file after 9/23/2019 is acceptable for this circumstance provided that Requirement A above is fulfilled by that deadline.</p>
<p>V. If unit has been vacant <i>more than</i> 30 days</p>	<p>A. Unit must be made ready for occupancy by the deadline and a letter certifying to that effect must be submitted to TDHCA.</p> <p>B. Occupy the unit by a qualified household, and submit the full new tenant file² within 30 days of occupancy. Receipt of the full tenant file after 9/23/2019 is acceptable for this circumstance provided that Requirement A above is fulfilled by that deadline.</p>
<p>VI. If unit has been vacant <i>less than</i> 30 days</p>	<p>A. If unit is ready for occupancy, a letter certifying to that effect must be submitted to TDHCA.</p> <p>B. If unit is not ready for occupancy, submit a letter to TDHCA including details regarding work that is required and when the unit will be ready for occupancy (no more than 30 days from the date of vacancy).</p> <p>C. Occupy the unit by a qualified household, and submit the full new tenant file within 30 days of occupancy². Receipt of the full tenant file after 9/23/2019 is acceptable for this circumstance provided that Requirements A and B above are fulfilled by the that deadline.</p>

Exhibit 2

Instructions for units 111, 126, 140, 145, 150, and 216, if still occupied by the same households previously submitted to TDHCA:

- **Unit 111** - Paystubs dated in February, 2019 were received for the household occupying the unit at the time of the onsite review. To certify an existing household under current circumstances, submit a complete certification including the household's application (current, not previous), verifications of income, assets (under \$5k certification is acceptable, if applicable) and student status, executed Income Certification form, first and signatory page of the lease contract, applicable lease addendums and the executed Acknowledgment page of the Tenants Right and Resource Guide. A retroactive certification can be completed by submitting payroll documentation dated prior to, but within 120 days of the initial Income Certification of January 3, 2018. Do not backdate signatures.
- **Unit 126** - An Owner statement of the household's intention to vacate prior to June 1, 2019 was submitted. Once the unit becomes available, lease it to a qualifying household. Submit copies of the new household's application(s), verifications of income, assets and student status, executed Income Certification form, first and signatory page of the lease contract, applicable lease addendums and the executed Acknowledgment page of the Tenants Right and Resource Guide.
- **Unit 140** - The second adult household member was not screened properly. To drop the finding, submit an executed acknowledgment page for the Tenant Rights and Resources Guide, application paperwork (signed by Rhonda), verification of income (zero income form received was not dated), assets, and student status (if necessary), and an updated, executed Income Certification form (Rhonda must sign the original TIC). Do not backdate signatures.
- **Unit 145** - A new household moved into the unit on February 11, 2019. The certification submitted does not contain all of the necessary documentation to determine eligibility. To correct, submit copies of the new household's application(s), verifications of assets and student status, applicable lease addendums (lockout and good cause) and the executed Acknowledgment page of the Tenants Right and Resource Guide. Do not backdate signatures.
- **Unit 150** - Paystubs dated in March and April, 2019 and Zero Income Certification (date not legible) were received for the household occupying the unit at the time of the onsite review. To certify an existing household under current circumstances, submit a complete certification including the household's application(s) (current, not previous, signed by all adults), verifications of assets (under \$5k certification is acceptable, if applicable) and student status, executed Income Certification form (signed by all adults), first and signatory page of the new lease contract, applicable lease addendums and the executed Acknowledgment page of the Tenants Right and Resource Guide. Do not backdate signatures.
- **Unit 216** - Paystubs dated in March and April, 2019 were received for the household occupying the unit at the time of the onsite review. To certify an existing household under current circumstances, submit a complete certification including the household's application(s) (current, not previous, signed by all adults), verifications of assets (under \$5k certification is acceptable, if applicable) and student status, executed Income Certification form (signed by all adults), first and signatory page of the new lease contract, applicable lease addendums and the executed Acknowledgment page of the Tenants Right and Resource Guide. Do not backdate signatures.

Exhibit 3

Tenant File Guidelines

The following technical support does not represent a complete list of all file requirements and is intended only as a guide. TDHCA staff recommends that all onsite staff responsible for accepting and processing applications sign up for First Thursday Training in order to get a full overview of the process. Sign up at <http://www.tdhca.state.tx.us/pmcomp/COMPtrain.html>. Forms discussed below are available at: <http://www.tdhca.state.tx.us/pmcomp/forms.htm>.

**Important Note* The application, verifications of income and assets, and Tenant Income Certification (1 – 5 below) must be signed within 120 days of one another. If one component is outside of that time frame, you must recertify.*

1. **Intake Application:** Each adult household member must complete their own application in order to be properly screened at initial certification. A married couple can complete a joint application. The Department does not have a required form to screen households, but we make a sample form available for that purpose. All households must be screened for household composition, income and assets. Applicants must complete all blanks on the application and answer all questions. Any lines left intentionally blank should be marked with “none” or “n/a.” The application must be signed and dated by all adult household members, using the date that the form is actually completed. If you use the Texas Apartment Association (TAA) Rental Application, be aware that it does not include all requirements, but they have a “Supplemental Rental Application for Units Under Government Regulated Affordable Housing Programs” that includes the additional requirements. TDHCA also has an application form that you can use; using our form is not required for the application, but it does screen for all requirements.
2. **Release and Consent:** Have tenant sign TDHCA’s Release and Consent form so that verifications may be collected by the property.
3. **Verify Income:** Each source of income and asset must be documented for every adult household member based upon the information disclosed on the application. There are multiple methods:
 - a. **Income Verification for Households with Section 8 Certificates (HTC only):** If you use this form, you do not need to further verify income or assets, but you do need to collect all other components of the tenant file. This form is signed by the Public Housing Authority, verifying that the household is eligible at initial occupancy or at recertification. Since the necessary income and asset verifications were performed by the housing authority and were effective as of a specific date, this form must be signed within 120 days of that effective date, either at initial move-in or at recertification. This form must also be dated within 120 days of the application and Income Certification that you collect. If outside of that period, you must verify income and assets yourself.
 - b. **First hand verifications (required for HOME):** Paystubs or payroll print-outs that show gross income. If you choose this method, ensure that you consistently collect a specified number of consecutive check stubs as defined in your management plan;
 - c. **Employment Verification Form:** Part 1 must be completed by you and signed by the tenant. Part 2 must be completed by the employer. To prevent fraud, you must submit the form directly to the employer and must not allow the tenant to handle it. You should ensure that the person completing the employer portion has authority to do so

and has access to all applicable information in order to verify the employment income. If you receive the verification via mail, retain the envelope. If you receive it via fax, ensure that the fax stamp is on it;

- d. **Verification of non-employment income:** You must obtain verifications for all other income sources, such as child support, social security, and/or unemployment benefits. Self-certification by the household is not acceptable. Examples: benefit verification letter(s) would be acceptable for social security and/or employment benefits. Acceptable verifications for child support could include documents such as divorce decree(s), court order(s), or a written statement from the court or attorney general regarding the monthly awarded amount;
 - e. **Telephone Verifications:** These are acceptable *only* for clarifying discrepancies and cannot be used as primary form of verification. Include your name, the date, the name of the person with whom you spoke, and your signature. These are appropriate if there is an unusual circumstance relating to the tenant file;
 - f. **Certification of Zero Income:** If an adult household member does not report any sources of income on the application, this form can be used to document thorough screening and to document the source of funds used to pay for rent, utilities, and/or other necessities.
4. **Verify Assets:** Regardless of their balances, applicants must report all assets owned, including assets such as checking or savings accounts. The accounts are typically disclosed on the application form, but you must review all documentation from the tenant to ensure proper documentation of the household's income and assets. For instance, review the credit report (if you pull one), application, pay stubs, and other documents to ensure that all information is consistent. Examples of ways to find assets that are frequently overlooked: Review pay stubs for assets such as checking and retirement accounts that the household may have forgotten to include in the application. These accounts must also be verified. Format of verifications:
- a. **Under \$5000 Asset Certification Form (HTC only):** If the total cash value of the assets owned by members of the household is less than \$5,000, as reported on the Intake Application, the TDHCA Under \$5,000 Asset Certification form may be used to verify assets. If applicable, follow the instructions to complete one form per household that includes everyone's assets, even minors, and have all adults sign and date using the date that the form is actually completed.
 - b. **First hand verifications (required for HOME)** such as bank statements to verify a checking account. Ensure that you use a consistent number of consecutive statements, as identified in your management plan.
 - c. **3rd party verifications** using the TDHCA Asset Verification form. As with the "Employment Verification Form" discussed above, Part 1 must be completed by you and signed by the tenant. Part 2 must be completed by the financial institution. To prevent fraud, you must submit the form directly to the employer and must not allow the tenant to handle it. You should ensure that the person completing the financial institution's portion has authority to do so and has access to all applicable information in order to verify the asset(s). If you receive the verification via mail, retain the envelope. If you receive it via fax, ensure that the fax stamp is on it.

5. **Tenant Income Certification Form:** Upon verification of all income and asset sources disclosed on the application and any additional information found in the documentation submitted by the tenant, the next step is to annualize the sources on the Income Certification Form, add them together, and compare to the applicable income limit for household size which can be found at <http://www.tdhca.state.tx.us/pmcomp/irl/index.htm>. Be sure to include any income derived from assets. The form must include all household members, and be signed by each adult household member.
6. **Lease:** Must conform with your LURA and TDHCA requirements and indicate a rent below the maximum rent limits, which can be found at <http://www.tdhca.state.tx.us/pmcomp/irl/index.htm>. When determining the rent, ensure that the tenant's rent, plus the utility allowance, plus any housing subsidies, plus any mandatory fees, are below the maximum limits set by TDHCA. 10 TAC §10.613(a) prohibits the eviction or termination of tenancy of low income households for reasons other than good cause throughout the affordability period in accordance with Revenue Ruling 2004-82. In addition, 10 TAC §10.613(e) prohibits HTC developments from locking out or threatening to lock out any development resident, or seizing or threatening to seize personal property of a resident, except by judicial process, for purposes of performing necessary repairs or construction work, or in case of emergency. The prohibitions must be included in the lease or lease addendum. Additionally, certain programs must include a Lead Warning Statement and the TDHCA VAWA lease addendum, per 10 TAC 10.613(f) and (h). TAA has an affordable lease addendum that has incorporated this required language. If you are not a TAA member, you can draft a lease addendum using the requirements outlined above. For Section 811 units, you must use the HUD Model Lease, HUD form 92236-PRA.
7. **Tenant Selection Criteria:** In accordance with 10 TAC §10.610(b), you must maintain written Tenant Selection Criteria and a copy of those written criteria under which an applicant was screened must be included in the household's file.
8. **Tenant Rights and Resources Guide:** As of 1/8/2015, the Fair Housing Disclosure Notice and Tenant Amenities and Services Notice have been replaced by the Tenant Rights and Resources Guide and its acknowledgment form, copies of which are available online at: <http://www.tdhca.state.tx.us/pmcomp/forms.htm>

In accordance with 10 TAC §10.613(l), you must customize the guide for your property and post a laminated copy in a common area of the leasing office. Development must also provide a copy of the guide to each household during the application process and upon any subsequent changes to the items described at paragraph b) below. The guide includes:

- a) Information about Fair Housing and tenant choice; and
- b) Information regarding common amenities, unit amenities, and services.

Additionally, a representative of the household must receive a copy of the guide and sign an acknowledgment of receipt of the brochure prior to, but no more than 120 days prior to, the initial lease execution date.

In the event that there is a prior finding for a Fair Housing Disclosure Notice, Tenant Amenities and Services Notice, the Tenant Rights and Resources Guide was not provided timely, or the household does not certify to receipt of the Tenant Rights and Resources Guide, resolution will be achieved by providing the household with the Tenant Rights and Resources Guide and receiving a signed acknowledgment.

Exhibit 4:

Texas Administrative Code

TITLE 10 COMMUNITY DEVELOPMENT
PART 1 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 10 UNIFORM MULTIFAMILY RULES
SUBCHAPTER E POST AWARD AND ASSET MANAGEMENT REQUIREMENTS
RULE §10.406 Ownership Transfers (§2306.6713)

(a) Ownership Transfer Notification. All multifamily Development Owners must provide written notice and a completed Ownership Transfer packet, if applicable, to the Department at least 45 calendar days prior to any sale, transfer, or exchange of the Development or any portion of or Controlling interest in the Development. Except as otherwise provided herein, the Executive Director's prior written approval of any such transfer is required. The Executive Director may not unreasonably withhold approval of the transfer requested in compliance with this section.

(b) Exceptions. The following exceptions to the ownership transfer process outlined herein apply:

(1) A Development Owner shall be required to notify the Department but shall not be required to obtain Executive Director approval when the transferee is an Affiliate of the Development Owner with no new Principals or the transferee is a Related Party who does not Control the Development and the transfer is being made for estate planning purposes.

(2) Transfers that are the result of an involuntary removal of the general partner by the investment limited partner do not require advance approval but must be reported to the Department as soon as possible due to the sensitive timing and nature of this decision. In the event the investment limited partner has proposed a new general partner or will permanently replace the general partner, a full Ownership Transfer packet must be submitted.

(3) Changes to the investment limited partner, non-Controlling limited partner, or other non-Controlling partners affiliated with the investment limited partner do not require Executive Director approval. A General Partner's acquisition of the interest of the investment limited partner does not require Executive Director approval, unless some other change in ownership is occurring as part of the same overall transaction.

(4) Changes resulting from foreclosure do not require advance approval but acquiring parties must notify the Department as soon as possible of the revised ownership structure and ownership contact information.

(c) General Requirements.

(1) Any new Principal in the ownership of a Development must be eligible under §11.202 of Subchapter C (relating to Ineligible Applicants and Applications). In addition, Principals will be reviewed in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee).

(2) Changes in Developers or Guarantors must be addressed as non-material amendments to the application under §10.405 of this subchapter.

(3) To the extent an investment limited partner or its Affiliate assumes a Controlling interest in a Development Owner, such acquisition shall be subject to the Ownership Transfer requirements set forth herein. Principals of the investment limited partner or Affiliate will be considered new Principals and will be reviewed as stated under paragraph (1) of this subsection.

(4) Simultaneous transfer or concurrent offering for sale of the General Partner's and Limited Partner's control and interest will be subject to the Ownership Transfer requirements set forth herein and will trigger a Right of First Refusal, if applicable.

(d) Transfer Actions Warranting Debarment. If the Department determines that the transfer, involuntary removal, or replacement was due to a default by the General Partner under the Limited Partnership Agreement, or other detrimental action that put the Development at risk of failure or the Department at risk for financial exposure as a result of non-compliance, staff may make a recommendation to the Board for the

debarment of the entity and/or its Principals and Affiliates pursuant to the Department's debarment rule. In addition, a record of transfer involving Principals in new proposed awards will be reported and may be taken into consideration by the Executive Award and Review Committee, in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee), prior to recommending any new financing or allocation of credits.

(e) Transfers Prior to 8609 Issuance or Construction Completion. Prior to the issuance of IRS Form(s) 8609 (for Housing Tax Credits) or the completion of construction (for all Developments funded through other Department programs) an Applicant may request an amendment to its ownership structure to add Principals. The party(ies) reflected in the Application as having Control must remain in the ownership structure and retain Control, unless approved otherwise by the Executive Director. A development sponsor, General Partner or Development Owner may not sell the Development in whole or voluntarily end their Control prior to the issuance of 8609s.

(f) Nonprofit Organizations. If the ownership transfer request is to replace a nonprofit organization within the Development ownership entity, the replacement nonprofit entity must adhere to the requirements in paragraph (1) or (2) of this subsection.

(1) If the LURA requires ownership or material participation in ownership by a Qualified Nonprofit Organization, and the Development received Tax Credits pursuant to §42(h)(5) of the Code, the transferee must be a Qualified Nonprofit Organization that meets the requirements of §42(h)(5) of the Code and Tex. Gov't Code §2306.6706, if applicable, and can demonstrate planned participation in the operation of the Development on a regular, continuous, and substantial basis.

(2) If the LURA requires ownership or material participation in ownership by a nonprofit organization or CHDO, the Development Owner must show that the transferee is a nonprofit organization or CHDO, as applicable, that complies with the LURA.

(3) Exceptions to the above may be made on a case by case basis if the Development is past its Compliance Period/Federal Affordability Period, was not reported to the IRS as part of the Department's Nonprofit Set Aside in any HTC Award year, and follows the procedures outlined in §10.405(b)(1) - (5) of this chapter (relating to LURA Amendments that require Board Approval). The Board must find that:

(A) The selling nonprofit is acting of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(B) The participation by the nonprofit was substantive and meaningful during the full term of the Compliance Period but is no longer substantive or meaningful to the operations of the Development; and

(C) The proposed purchaser is an affiliate of the current Owner or otherwise meets the Department's standards for ownership transfers.

(g) Historically Underutilized Business (HUB) Organizations. If a HUB is the general partner or special limited partner of a Development Owner and it determines to sell its ownership interest, after the issuance of 8609's, the purchaser of that partnership interest or the general or special limited partner is not required to be a HUB as long as the procedure described in §10.405(b)(1) of this chapter (relating to Non-Material LURA Amendments) has been followed and approved.

(h) Documentation Required. A Development Owner must submit documentation requested by the Department to enable the Department to understand fully the facts and circumstances pertaining to the transfer and the effects of approval or denial. Documentation must be submitted as directed in the Post Award Activities Manual, which includes but is not limited to:

(1) A written explanation outlining the reason for the request;

(2) Ownership transfer information, including but not limited to the type of sale, amount of Development reserves to transfer in the event of a property sale, and the prospective closing date;

(3) Pre and post transfer organizational charts with TINs of each organization down to the level of natural persons in the ownership structure as described in §11.204(13)(A) of Subchapter C;

(4) A list of the names and contact information for transferees and Related Parties;

(5) Previous Participation information for any new Principal as described in §11.204(13)(B) of Subchapter C;

(6) Agreements among parties associated with the transfer;

(7) Owners Certifications with regard to materials submitted further described in the Post Award Activities Manual;

(8) Detailed information describing the organizational structure, experience, and financial capacity of any party holding a controlling interest in any Principal or Controlling entity of the prospective Development Owner;

(9) Evidence and certification that the tenants in the Development have been notified in writing of the proposed transfer at least 30 calendar days prior to the date the transfer is approved by the Department. The ownership transfer approval letter will not be issued until this 30 day period has expired;

(10) Any required exhibits and the list of exhibits related to specific circumstances of transfer or Ownership as detailed in the Post Award Activities Manual.

(i) Once the Department receives all necessary information under this section and as required under the Post Award Activities Manual, staff shall initiate a qualifications review of a transferee, in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee), to determine the transferee's past compliance with all aspects of the Department's programs, LURAs and eligibility under this chapter and §11.202 of Subchapter C (relating to Ineligible Applicants and Applications).

(j) Credit Limitation. As it relates to the Housing Tax Credit amount further described in §11.4(a) of this title (relating to Tax Credit Request and Award Limits), the credit amount will not be applied in circumstances described in paragraphs (1) and (2) of this subsection:

(1) In cases of transfers in which the syndicator, investor or limited partner is taking over ownership of the Development and not merely replacing the general partner; or

(2) In cases where the general partner is being replaced if the award of credits was made at least five years prior to the transfer request date.

(k) Penalties, Past Due Fees and Underfunded Reserves. The Development Owner must comply with any additional documentation requirements as stated in Subchapter F of this chapter (relating to Compliance Monitoring). The Development Owner, as on record with the Department, will be liable for any penalties or fees imposed by the Department even if such penalty can be attributable to the new Development Owner unless such ownership transfer is approved by the Department. In the event a transferring Development has a history of uncorrected UPCS violations, ongoing issues related to keeping housing sanitary, safe, and decent, an account balance below the annual reserve deposit amount as specified in §10.404(a) (relating to Replacement Reserve Accounts), or that appears insufficient to meet capital expenditure needs as indicated by the number or cost of repairs included in a PCA, the prospective Development Owner may be required to establish and maintain a replacement reserve account or increase the amount of regular deposits to the replacement reserve account by entering into a Reserve Agreement with the Department. The Department may also request a plan and timeline relating to needed repairs or renovations that will be completed by the departing and/or incoming Owner as a condition to approving the Transfer.

(l) Ownership Transfer Processing Fee. The ownership transfer request must be accompanied by the corresponding ownership transfer fee as outlined in §11.901 of this chapter (relating to Fee Schedule, Appeals, and other Provisions).

Source Note: The provisions of this §10.406 adopted to be effective January 5, 2017, 41 TexReg 10569; amended to be effective January 4, 2018, 42 TexReg 7610; amended to be effective December 30, 2018, 43 TexReg 8297

1c

BOARD ACTION REQUEST

LEGAL DIVISION

JULY 25, 2019

Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Villa de Reposo Encinal (HOME 53021 / CMTS 4002)

RECOMMENDED ACTION

WHEREAS, Villa de Reposo - Encinal, TX, owned by Community Services Agency of South Texas, Inc. (Owner), had uncorrected compliance findings relating to the applicable land use restriction agreement and the associated statutory and rule requirements;

WHEREAS, all findings that had been referred for an administrative penalty were resolved informally before consideration by the Enforcement Committee;

WHEREAS, representatives of Owner have attended multiple informal conferences and signed a prior Agreed Final Order in 2016;

WHEREAS, the 2016 Order was violated when a vacant unit was occupied and corrections were not submitted as required under the Order, causing Owner to pay a \$1,000 administrative penalty;

WHEREAS, a new file monitoring review was conducted on May 30, 2018, resulting in multiple findings of noncompliance, the remainder of which were resolved in response to an informal conference notice from the Secretary of the Enforcement Committee;

WHEREAS, referred compliance findings included: failure to maintain complete written policies and procedures; and failure to implement a new utility allowance, a finding that caused five gross rent violations for charging rents that exceed allowable limits;

WHEREAS, on June 25, 2019, Owner's representatives participated in an informal conference with the Enforcement Committee and agreed, subject to Board approval, to enter into an Agreed Final Order assessing an administrative penalty of \$5,000.00 with \$1,000.00 to be paid within 30 days of signature, and the remaining \$4,000.00 to be forgiven if training is attended as specified in the Agreed Final Order; and

WHEREAS, staff has based its recommendations for an Agreed Final Order on the Department's rules for administrative penalties and an assessment of each and all of the statutory factors to be considered in assessing such penalties, applied specifically to the facts and circumstances present in this case.

NOW, therefore, it is hereby

RESOLVED, that an Agreed Final Order assessing an administrative penalty of \$5,000.00, subject to partial forgiveness as outlined above, for noncompliance at Villa de Reposo – Encinal TX, substantially in the form presented at this meeting, and authorizing any non-substantive technical corrections, is hereby adopted as the order of this Board.

BACKGROUND

Community Services Agency of South Texas, Inc. (Owner) is the owner of Villa de Reposo - Encinal, TX (Property), a low-income apartment complex composed of 16 units, located in Encinal, La Salle County. Records of the Texas Secretary of State list the following members and/or officers: Mike Uriegas, Isabel Cumpian, Adalberto Sosquez, Sylvano Sanchez, Juan Dominguez, and Dora Gonzales. The Executive Director is David Ojeda, Jr., who is listed as the primary owner and management contact in CMTS. Sixto Ortega is the financial officer for Owner, and the Property is self-managed, with Amy Hernandez as the property manager.

The Property is subject to a Land Use Restriction Agreement (LURA) signed in 2003 in consideration for an interest free HOME loan in the amount of \$907,009.00 to build and operate the Property.

Owner was previously referred for an administrative penalty for reporting violations, file monitoring, violations, and UPCS violations, but referrals were closed informally when full corrections were received. Owner was referred again and signed an Agreed Final Order in 2016, which was violated when a vacant unit was occupied and a tenant file was not timely submitted, resulting in payment of a total administrative penalty of \$1,000.00. This Owner controls three multifamily properties that are monitored by TDHCA, and has been referred for an administrative penalty multiple times for two of those three properties.

The following compliance violations identified at the Property during 2018 were referred for an administrative penalty and have been resolved, but an administrative penalty assessment is appropriate because of the Owner's prior penalty history, and because the findings were corrected after an informal conference notice was sent by the Enforcement Committee. Referred but corrected findings include:

1. Failure to provide complete written tenant selection criteria; and
2. Failure to implement the 2018 utility allowance established by TDHCA¹. This finding is of particular concern because it caused further violations when the owner overcharged gross rents for five units.

Owner participated in an informal conference with the Enforcement Committee on June 25, 2019. There is a consistent pattern of continued noncompliance, and the informal conference highlighted Owner's need for training. Given the history for this property, the number of years remaining on the LURA, and general lack of program knowledge by Owner representatives, the Enforcement Committee believes that attending HOME Compliance training is vital, and recommends partial probation of the penalty if training is attended by David Ojeda Jr (executive director), Sixto Ortega (financial officer), and Amy Hernandez (apartment manager). Accordingly, Owner has agreed to sign an Agreed Final Order with the following terms:

1. A \$5,000.00 administrative penalty, subject to partial forgiveness as indicated below;
2. Owner must submit \$1,000 portion of the administrative penalty on or before August 26, 2019;

¹ *This finding is of particular concern because it caused further violations when the owner overcharged gross rents for five units because the utility allowance was not correct. New findings of noncompliance were cited for the five associated gross rent violations, with a new corrective action deadline established, and one extension allowed. Those new gross rent findings were ultimately resolved before the extended deadline set by the Compliance Division, and are not part of this Agreed Final Order or the administrative penalty calculation as a result. However, they are relevant because it was established that the utility allowance implementation failure caused these findings.*

3. David Ojeda Jr (executive director), Sixto Ortega (financial officer), and Amy Hernandez (apartment manager), or their successors, must attend the next HOME Compliance Training offered by the Texas Apartment Association (“TAA”) and submit certificates of attendance on or before January 31, 2020;
4. The TAA does not schedule courses during the summer and will publish the 2019/2020 training schedule in the fall. In the unlikely event that a HOME Compliance Training course is not offered by the TAA during the required period, the Enforcement Committee is authorized to extend the deadline above to accommodate attendance at the next available course in 2020.
5. If Owner complies with all requirements, the remaining administrative penalty in the amount of \$4,000.00 will be forgiven; and
6. If Owner violates any provision of the Agreed Final Order, the full administrative penalty will immediately come due and payable.

Consistent with direction from the Department’s Enforcement Committee, a probated and, upon successful completion of probation, partially forgivable administrative penalty in the amount of \$5,000.00 is recommended. This will be a reportable item of consideration under previous participation for any new award to the principals of the Owner.

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
COMMUNITY SERVICES AGENCY OF	§	TEXAS DEPARTMENT OF
SOUTH TEXAS, INC. WITH RESPECT TO	§	HOUSING AND COMMUNITY
VILLA DE REPOSO - ENCINAL, TX	§	AFFAIRS
(HOME FILE # 530201 / CMTS # 4002)	§	

AGREED FINAL ORDER

General Remarks and official action taken:

On this 25th day of July, 2019, the Governing Board (Board) of the Texas Department of Housing and Community Affairs (TDHCA or Department) considered the matter of whether enforcement action should be taken against **COMMUNITY SERVICES AGENCY OF SOUTH TEXAS, INC.**, a Texas nonprofit corporation (Respondent).

This Agreed Order is executed pursuant to the authority of the Administrative Procedure Act (APA), Tex. Gov't Code §2001.056, which authorizes the informal disposition of contested cases. In a desire to conclude this matter without further delay and expense, the Board and Respondent agree to resolve this matter by this Agreed Final Order. The Respondent agrees to this Order for the purpose of resolving this proceeding only and without admitting or denying the findings of fact and conclusions of law set out in this Order.

Upon recommendation of the Enforcement Committee, the Board makes the following findings of fact and conclusions of law and enters this Order:

WAIVER

Respondent acknowledges the existence of their right to request a hearing as provided by Tex. Gov't Code §2306.044, and to seek judicial review, in the District Court of Travis County, Texas, of any order as provided by Tex. Gov't Code §2306.047. Pursuant to this compromise and settlement, the Respondent waives those rights and acknowledges the jurisdiction of the Board over Respondent.

FINDINGS OF FACT ("FOF")

Jurisdiction:

1. During 2002, Respondent received a HOME loan totaling \$907,009 to build and operate Villa de Reposo - Encinal, TX (Property) (HTC file No. 530201 / CMTS No. 4002 / LDLD No. 310).

2. Respondent signed a land use restriction agreement (LURA) regarding the Property. The LURA was effective March 31, 2003, and filed of record at Volume 433, Page 24 of the Official Public Records of Real Property of LaSalle County, Texas (Records), thereafter re-recorded to correct the legal description at Volume 434, Page 150 of the Records; as amended by a First Amendment executed on May 30, 2007, and filed in the Records at Volume 463, Page 423 of the Records; as amended by a Second Amendment effective as of December 5, 2011, and filed in the Records at Document Number 94655 of the Records.
3. Respondent is subject to the regulatory authority of TDHCA.

Compliance Violations²:

4. Property has a history of violations and previously signed an Agreed Final Order in 2016, agreeing to pay a \$1,000 administrative penalty, which was to be partially forgivable provided that Respondent complied with all requirements, however, Owner did not timely submit a new tenant file and the full penalty was required to be paid.
5. An on-site monitoring review was conducted on May 30, 2018, to determine whether Respondent was in compliance with LURA requirements to lease units to low income households and maintain records demonstrating eligibility. The monitoring review found violations of the LURA and TDHCA rules. Notifications of noncompliance were sent and a February 12, 2019, corrective action deadline was set, however, the following violations were not resolved before the corrective action deadline:
 - a. Respondent failed to maintain complete written tenant selection criteria, a violation of 10 TAC §10.610 (Written Policies and Procedures), which requires all developments to establish written tenant selection criteria that meet minimum TDHCA requirements. The violation was corrected on May 3, 2019, 80 days past the corrective action deadline, after intervention by the Enforcement Committee.
 - b. Respondent failed to implement the correctly calculated utility allowance for the property, a violation of 10 TAC §10.614 (Utility Allowances), which requires all developments to establish a utility allowance. For HOME properties, the utility allowance is calculated by TDHCA. Respondent did not submit evidence of complete implementation of the 2018 utility allowance until May 17, 2019, 94 days past the corrective action deadline and 327 days past the initial implementation deadline, ultimately causing further violations by overcharging gross rents for five units. New findings of noncompliance were cited for the associated gross rent violations, with a new corrective action deadline and one extension. Those new findings were ultimately resolved before the extended

² Within this Agreed Final Order, all references to violations of TDHCA Compliance Monitoring rules at 10 TAC Chapter 10 refers to the versions of the code in effect at the time of the compliance monitoring reviews and/or inspections that resulted in recording each violation. All past violations remain violations under the current code and all interim amendments.

deadline and are not part of this Agreed Final Order or the total administrative penalty calculation, but the underlying violation relating to the utility allowance calculation is part of the Agreed Final Order.

6. All violations listed above are considered resolved at the time of this Order.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §§2306.041-.0503 and 10 TAC §2.
2. Respondent is a "housing sponsor" as that term is defined in Tex. Gov't Code §2306.004(14).
3. Respondent violated 10 TAC §10.610 in 2018, by not maintaining written tenant selection criteria meeting TDHCA requirements;
4. Respondent violated 10 TAC § 60.109 in 2012 by failing to properly implement a utility allowance;
5. Because Respondent is a housing sponsor with respect to the Property, and has violated TDHCA rules, the Board has personal and subject matter jurisdiction over Respondent pursuant to Tex. Gov't Code §2306.041 and §2306.267.
6. Because Respondent is a housing sponsor, TDHCA may order Respondent to perform or refrain from performing certain acts in order to comply with the law, TDHCA rules, or the terms of a contract or agreement to which Respondent and TDHCA are parties, pursuant to Tex. Gov't Code §2306.267.
7. Because Respondent has violated rules promulgated pursuant to Tex. Gov't Code §2306.053 and has violated agreements with the Agency to which Respondent is a party, the Agency may impose an administrative penalty pursuant to Tex. Gov't Code §2306.041.
8. An administrative penalty of \$5,000.00 is an appropriate penalty in accordance with 10 TAC Chapter 2.

[remainder of page intentionally blank]

Based upon the foregoing findings of fact and conclusions of law, and an assessment of the factors set forth in Tex. Gov't Code §2306.042 to be considered in assessing such penalties as applied specifically to the facts and circumstances present in this case, the Governing Board of the Texas Department of Housing and Community Affairs orders the following:

IT IS HEREBY ORDERED that Respondent is assessed an administrative penalty in the amount of \$5,000.00, subject to deferral as further ordered below.

IT IS FURTHER ORDERED that Respondent shall pay and is hereby directed to pay a \$1,000.00 portion of the assessed administrative penalty by cashier's check payable to the "Texas Department of Housing and Community Affairs" within thirty days of the date this Agreed Final Order is approved by the Board.

IT IS FURTHER ORDERED that all of the following individuals, or their successors, must attend the next available HOME Compliance Training offered via the Texas Apartment Association (ACC) and submit completion certificates on or before January 31, 2020. TAA does not schedule courses during the summer and will post the 2019/2020 training schedule in the fall, with registration available online at <https://www.taa.org/event-category/affordable-housing/>. In the unlikely event that a HOME Compliance Training course is not offered by the TAA during the required period, the Enforcement Committee is authorized to extend the deadline above to accommodate attendance at the next available course in 2020. Required attendees include:

1. David Ojeda Jr, Executive Director;
2. Sixto Ortega, Financial Officer; and
3. Amy Hernandez, Apartment Manager.

IT IS FURTHER ORDERED that if Respondent complies with the terms and conditions of this Agreed Final Order, the satisfactory performance under this Agreed Final Order will be accepted in lieu of the remaining assessed administrative penalty and the remaining \$4,000.00 portion of the administrative penalty will be deferred and forgiven.

IT IS FURTHER ORDERED that if Respondent fails to satisfy any conditions or otherwise violates any provision of this order, or the property is sold before the terms and conditions of this Agreed Final Order have been fully satisfied, then the remaining administrative penalty in the amount of \$4,000.00 shall be immediately due and payable to the Department. Such payment shall be made by cashier's check payable to the "Texas Department of Housing and Community Affairs" within thirty days of the date the Department sends written notice to Respondent that it has violated a provision of this Agreed Final Order.

IT IS FURTHER ORDERED that completion certificates must be uploaded to the Compliance Monitoring and Tracking System (“CMTS”) by January 31, 2020. After the upload is complete, an email must be sent to Ysella Kaseman at ysella.kaseman@tdhca.state.tx.us to inform her that the documentation is ready for review. Any penalty payment(s) must be submitted to the following address:

If via overnight mail (FedEx, UPS):	If via USPS:
TDHCA Attn: Ysella Kaseman 221 E 11 th St Austin, Texas 78701	TDHCA Attn: Ysella Kaseman P.O. Box 13941 Austin, Texas 78711

IT IS FURTHER ORDERED that Respondent shall follow the requirements of 10 TAC §10.406, a copy of which is included at Exhibit 1, and obtain approval from the Department prior to consummating a sale of the property, if contemplated.

IT IS FURTHER ORDERED that the terms of this Agreed Final Order shall be published on the TDHCA website.

[Remainder of page intentionally blank]

Approved by the Governing Board of TDHCA on July 25, 2019.

By: _____
Name: J.B. Goodwin
Title: Chair of the Board of TDHCA

By: _____
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 25th day of July, 2019, personally appeared J.B. Goodwin, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 25th day of July, 2019, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

Notary Public, State of Texas

STATE OF TEXAS §
 §
 COUNTY OF _____ §

BEFORE ME, _____ (notary name), a notary public in and for the State of _____,
 on this day personally appeared David Ojeda Jr (person signing document), known to me or
 proven to me through circle one: personally known / driver's license / passport to be the person
 whose name is subscribed to the foregoing instrument, and acknowledged to me that (he/she)
 executed the same for the purposes and consideration therein expressed, who being by me
 duly sworn, deposed as follows:

1. "My name is David Ojeda Jr, I am of sound mind, capable of making this statement, and
 personally acquainted with the facts herein stated.
2. I hold the office of Executive Director for Respondent. I am the authorized representative
 of Respondent, owner of the Property, which is subject to a Land Use Restriction Agreement
 monitored by the TDHCA in the State of Texas, and I am duly authorized by Respondent to
 execute this document.
3. Respondent knowingly and voluntarily enters into this Agreed Final Order, and agrees with
 and consents to the issuance and service of the foregoing Agreed Order by the Governing
 Board of the Texas Department of Housing and Community Affairs."

RESPONDENT:

COMMUNITY SERVICES AGENCY OF SOUTH TEXAS, INC., a
 Texas nonprofit corporation

By: _____
 Name: David Ojeda Jr
 Title: Executive Director

Given under my hand and seal of office this _____ day of _____, 2019.

 Signature of Notary Public

 Printed Name of Notary Public

NOTARY PUBLIC IN AND FOR THE STATE OF _____

My Commission Expires: _____

Exhibit 1
Texas Administrative Code

TITLE 10	COMMUNITY DEVELOPMENT
PART 1	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 10	UNIFORM MULTIFAMILY RULES
SUBCHAPTER E	POST AWARD AND ASSET MANAGEMENT REQUIREMENTS
RULE §10.406	Ownership Transfers (§2306.6713)

(a) Ownership Transfer Notification. All multifamily Development Owners must provide written notice and a completed Ownership Transfer packet, if applicable, to the Department at least 45 calendar days prior to any sale, transfer, or exchange of the Development or any portion of or Controlling interest in the Development. Except as otherwise provided herein, the Executive Director's prior written approval of any such transfer is required. The Executive Director may not unreasonably withhold approval of the transfer requested in compliance with this section.

(b) Exceptions. The following exceptions to the ownership transfer process outlined herein apply:

(1) A Development Owner shall be required to notify the Department but shall not be required to obtain Executive Director approval when the transferee is an Affiliate of the Development Owner with no new Principals or the transferee is a Related Party who does not Control the Development and the transfer is being made for estate planning purposes.

(2) Transfers that are the result of an involuntary removal of the general partner by the investment limited partner do not require advance approval but must be reported to the Department as soon as possible due to the sensitive timing and nature of this decision. In the event the investment limited partner has proposed a new general partner or will permanently replace the general partner, a full Ownership Transfer packet must be submitted.

(3) Changes to the investment limited partner, non-Controlling limited partner, or other non-Controlling partners affiliated with the investment limited partner do not require Executive Director approval. A General Partner's acquisition of the interest of the investment limited partner does not require Executive Director approval, unless some other change in ownership is occurring as part of the same overall transaction.

(4) Changes resulting from foreclosure do not require advance approval but acquiring parties must notify the Department as soon as possible of the revised ownership structure and ownership contact information.

(c) General Requirements.

(1) Any new Principal in the ownership of a Development must be eligible under §11.202 of Subchapter C (relating to Ineligible Applicants and Applications). In addition, Principals will be reviewed in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee).

(2) Changes in Developers or Guarantors must be addressed as non-material amendments to the application under §10.405 of this subchapter.

(3) To the extent an investment limited partner or its Affiliate assumes a Controlling interest in a Development Owner, such acquisition shall be subject to the Ownership Transfer requirements set forth herein. Principals of the investment limited partner or Affiliate will be considered new Principals and will be reviewed as stated under paragraph (1) of this subsection.

(4) Simultaneous transfer or concurrent offering for sale of the General Partner's and Limited Partner's control and interest will be subject to the Ownership Transfer requirements set forth herein and will trigger a Right of First Refusal, if applicable.

(d) Transfer Actions Warranting Debarment. If the Department determines that the transfer, involuntary removal, or replacement was due to a default by the General Partner under the Limited Partnership Agreement, or other detrimental action that put the Development at risk of failure or the Department at risk for financial exposure as a result of non-compliance, staff may make a recommendation to the Board for the debarment of the entity and/or its Principals and Affiliates pursuant to the Department's debarment rule. In

addition, a record of transfer involving Principals in new proposed awards will be reported and may be taken into consideration by the Executive Award and Review Committee, in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee), prior to recommending any new financing or allocation of credits.

(e) Transfers Prior to 8609 Issuance or Construction Completion. Prior to the issuance of IRS Form(s) 8609 (for Housing Tax Credits) or the completion of construction (for all Developments funded through other Department programs) an Applicant may request an amendment to its ownership structure to add Principals. The party(ies) reflected in the Application as having Control must remain in the ownership structure and retain Control, unless approved otherwise by the Executive Director. A development sponsor, General Partner or Development Owner may not sell the Development in whole or voluntarily end their Control prior to the issuance of 8609s.

(f) Nonprofit Organizations. If the ownership transfer request is to replace a nonprofit organization within the Development ownership entity, the replacement nonprofit entity must adhere to the requirements in paragraph (1) or (2) of this subsection.

(1) If the LURA requires ownership or material participation in ownership by a Qualified Nonprofit Organization, and the Development received Tax Credits pursuant to §42(h)(5) of the Code, the transferee must be a Qualified Nonprofit Organization that meets the requirements of §42(h)(5) of the Code and Tex. Gov't Code §2306.6706, if applicable, and can demonstrate planned participation in the operation of the Development on a regular, continuous, and substantial basis.

(2) If the LURA requires ownership or material participation in ownership by a nonprofit organization or CHDO, the Development Owner must show that the transferee is a nonprofit organization or CHDO, as applicable, that complies with the LURA.

(3) Exceptions to the above may be made on a case by case basis if the Development is past its Compliance Period/Federal Affordability Period, was not reported to the IRS as part of the Department's Nonprofit Set Aside in any HTC Award year, and follows the procedures outlined in §10.405(b)(1) - (5) of this chapter (relating to LURA Amendments that require Board Approval). The Board must find that:

(A) The selling nonprofit is acting of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(B) The participation by the nonprofit was substantive and meaningful during the full term of the Compliance Period but is no longer substantive or meaningful to the operations of the Development; and

(C) The proposed purchaser is an affiliate of the current Owner or otherwise meets the Department's standards for ownership transfers.

(g) Historically Underutilized Business (HUB) Organizations. If a HUB is the general partner or special limited partner of a Development Owner and it determines to sell its ownership interest, after the issuance of 8609's, the purchaser of that partnership interest or the general or special limited partner is not required to be a HUB as long as the procedure described in §10.405(b)(1) of this chapter (relating to Non-Material LURA Amendments) has been followed and approved.

(h) Documentation Required. A Development Owner must submit documentation requested by the Department to enable the Department to understand fully the facts and circumstances pertaining to the transfer and the effects of approval or denial. Documentation must be submitted as directed in the Post Award Activities Manual, which includes but is not limited to:

(1) A written explanation outlining the reason for the request;

(2) Ownership transfer information, including but not limited to the type of sale, amount of Development reserves to transfer in the event of a property sale, and the prospective closing date;

(3) Pre and post transfer organizational charts with TINs of each organization down to the level of natural persons in the ownership structure as described in §11.204(13)(A) of Subchapter C;

(4) A list of the names and contact information for transferees and Related Parties;

(5) Previous Participation information for any new Principal as described in §11.204(13)(B) of Subchapter C;

(6) Agreements among parties associated with the transfer;

(7) Owners Certifications with regard to materials submitted further described in the Post Award Activities Manual;

(8) Detailed information describing the organizational structure, experience, and financial capacity of any party holding a controlling interest in any Principal or Controlling entity of the prospective Development Owner;

(9) Evidence and certification that the tenants in the Development have been notified in writing of the proposed transfer at least 30 calendar days prior to the date the transfer is approved by the Department. The ownership transfer approval letter will not be issued until this 30 day period has expired;

(10) Any required exhibits and the list of exhibits related to specific circumstances of transfer or Ownership as detailed in the Post Award Activities Manual.

(i) Once the Department receives all necessary information under this section and as required under the Post Award Activities Manual, staff shall initiate a qualifications review of a transferee, in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation and Executive Award Review and Advisory Committee), to determine the transferee's past compliance with all aspects of the Department's programs, LURAs and eligibility under this chapter and §11.202 of Subchapter C (relating to Ineligible Applicants and Applications).

(j) Credit Limitation. As it relates to the Housing Tax Credit amount further described in §11.4(a) of this title (relating to Tax Credit Request and Award Limits), the credit amount will not be applied in circumstances described in paragraphs (1) and (2) of this subsection:

(1) In cases of transfers in which the syndicator, investor or limited partner is taking over ownership of the Development and not merely replacing the general partner; or

(2) In cases where the general partner is being replaced if the award of credits was made at least five years prior to the transfer request date.

(k) Penalties, Past Due Fees and Underfunded Reserves. The Development Owner must comply with any additional documentation requirements as stated in Subchapter F of this chapter (relating to Compliance Monitoring). The Development Owner, as on record with the Department, will be liable for any penalties or fees imposed by the Department even if such penalty can be attributable to the new Development Owner unless such ownership transfer is approved by the Department. In the event a transferring Development has a history of uncorrected UPCS violations, ongoing issues related to keeping housing sanitary, safe, and decent, an account balance below the annual reserve deposit amount as specified in §10.404(a) (relating to Replacement Reserve Accounts), or that appears insufficient to meet capital expenditure needs as indicated by the number or cost of repairs included in a PCA, the prospective Development Owner may be required to establish and maintain a replacement reserve account or increase the amount of regular deposits to the replacement reserve account by entering into a Reserve Agreement with the Department. The Department may also request a plan and timeline relating to needed repairs or renovations that will be completed by the departing and/or incoming Owner as a condition to approving the Transfer.

(l) Ownership Transfer Processing Fee. The ownership transfer request must be accompanied by the corresponding ownership transfer fee as outlined in §11.901 of this chapter (relating to Fee Schedule, Appeals, and other Provisions).

Source Note: The provisions of this §10.406 adopted to be effective January 5, 2017, 41 TexReg 10569; amended to be effective January 4, 2018, 42 TexReg 7610; amended to be effective December 30, 2018, 43 TexReg 8297

1d

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
JULY 25, 2019

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Shady Creek Apartments (HTC #98004)

RECOMMENDED ACTION

WHEREAS, Shady Creek Apartments (the Development) received a 9% Housing Tax Credit (HTC) award in 1998 to construct 88 multifamily units for elderly households in Baytown, Harris County;

WHEREAS, the HTC application for the Development received points and/or other preferences for agreeing to provide a Right of First Refusal (ROFR) to purchase the Development over a two-year ROFR period;

WHEREAS, in 2015, the 84th Texas Legislature, Regular Session, amended Tex. Gov't Code §2306.6725 and §2306.6726 to allow, among other things, for a 180-day ROFR period and to permit a Qualified Entity to purchase a property under ROFR, and defined a Qualified Entity to mean an entity described by, or as amended, an entity controlled by an entity described by, 26 U.S.C. §42(i)(7)(A), Internal Revenue Code of 1986;

WHEREAS, Shady Creek Housing Partners, Ltd., the Development Owner, requests to amend the Land Use Restriction Agreement (LURA) for the Development to incorporate changes made to Tex. Gov't Code §2306.6725 and §2306.6726 in 2015; and

WHEREAS, amendment to the ROFR period in the LURA is a material change requiring Board approval under 10 TAC §10.405(b)(2)(E), and the Development Owner has complied with the procedural amendment requirements in 10 TAC §10.405(b) to place this request before the Board, including holding a public hearing;

NOW, therefore, it is hereby

RESOLVED, that the material LURA amendment for Shady Creek Apartments is approved as presented to this meeting, and the Acting Director and his designees are hereby authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

Shady Creek Apartments received a 9% HTC award in 1998 to construct 88 multifamily units for elderly households in Baytown, Harris County. In a letter dated June 20, 2019, Mark Sween, Vice President of Shady Creek General Corporation, the General Partner for the Development Owner, Shady Creek Housing Partners, Ltd., requested approval to amend the HTC LURA related to the ROFR provision.

In 1998, the Housing Tax Credit application allotted five points to the Development Owner in exchange for a two-year ROFR period. Upon completion of the Development, the Owner entered into a Declaration of Land Use Restrictive Covenants/Land Use Restriction Agreement for Low-Income Housing Tax Credits recorded in Harris County on December 28, 2000.

As approved in 2000, the additional use restrictions in the current HTC LURA would require, among other things, a two-year ROFR to sell the Development based on a set order of priority to a community housing development organization (as defined for purposes of the federal HOME Investment Partnership Program at 24 CFR Part 92), to a qualified nonprofit organization (as defined in Internal Revenue Code §42(h)(5)(C)), the Department or to a tenant organization, if at any time after the 15th year of the Compliance Period the owner decides to sell the property. The property is currently in the 19th year of the 30-year Extended Use Period specified in the LURA. However, the Owner desires to exercise its rights under Tex. Gov't Code §2306.6726 to amend the LURA to allow for a 180-day ROFR period.

In 2015, the 84th Texas Legislature, Regular Session, passed HB 3576, which amended Tex. Gov't Code §2306.6725 to allow for a 180-day ROFR period and Tex. Gov't Code §2306.6726 to allow for a Qualified Entity to purchase a development under a ROFR provision of the LURA and satisfy the ROFR requirement. Additionally, Tex. Gov't Code §2306.6726, as amended by HB 3576, defines Qualified Entity to mean an entity described by, or an entity controlled by an entity described by, §42(i)(7)(A) of the Internal Revenue Code of 1986. The Department's 2019 Uniform Multifamily Rules, Subchapter E, include administrative procedures to allow a Development Owner to conform to the new ROFR provisions described in the amended statute.

The Development Owner has complied with the amendment and notification requirements under 10 TAC §10.405(b). The Development Owner held a public hearing on the matter on June 25, 2019, at the Development's onsite office/community clubhouse. No negative public comment was received regarding the requested amendment.

Staff recommends approval of the material LURA amendment as presented herein.

SHADY CREEK HOUSING PARTNERS, LTD.
1220 Knowlton Road
Baytown, Texas 77520

June 20, 2019

VIA HAND DELIVERY

Ms. Lucy Trevino
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

Re: TDHCA File No. 98004; Shady Creek Apartments (the "**Property**")

Dear Ms. Trevino:

The undersigned, being the General Partner (herein so called) of Shady Creek Housing Partners, Ltd., a Texas limited partnership (the "**Partnership**") and the current owner of the Property. This letter constitutes request for a material LURA amendment in order to modify the two-year Right of First Refusal ("**ROFR**") period.

Request to Amend ROFR Period

In 2015, Texas Government Code Section 2306.6726 was amended to allow for a 180-day Right of First Refusal ("**ROFR**") period. Currently, the LURA for this Property requires a two-year ROFR period. Section 10.405(b)(2)(E) of the Rules allows for a LURA amendment in order to conform a ROFR to the provisions in Section 2306.6726. Therefore the General Partner, acting on behalf of the Partnership, requests a LURA amendment to eliminate the two-year ROFR period and replace it with the 180-day ROFR period.

LURA Amendment

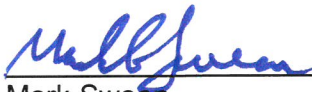
In accordance with Section 10.405(b) of the Rules, the Partnership, is delivering a fee in the amount of \$2500. In addition, the Partnership commits to hold a public hearing, as required by the Rules, and to notify all residents, investors, lenders, and appropriate elected officials as to these proposed amendments. The Partnership will proceed to set a date and time for the public hearing and will provide TDHCA with evidence that the notice has been delivered and the hearing has been conducted. With that, the Partnership requests staff recommendation in support of this request to be considered at the next available TDHCA Board meeting.

Thank you very much for your assistance. Please do not hesitate to contact us if you require any additional information.

Sincerely,

SHADY CREEK HOUSING PARTNERS, LTD.,
a Texas limited partnership

By: Shady Creek General Corp.,
a Texas corporation,
its general partner

By: 
Name: Mark Sween
Title: Vice President

SHADY CREEK HOUSING PARTNERS, LTD.

1220 Knowlton Road
Baytown, Texas 77520

June 21, 2019

Dear Resident:

Shady Creek Apartments (the “**Community**”) is owned by Shady Creek Housing Partners, Ltd. (the “**Owner**”). In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the “**Department**”) (Phone: 512-475-3800; Website: www.tdhca.state.tx.us).

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, the Owner will offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. To be consistent with a change in Texas law, the Owner is requesting Department approval to change the two-year period to a 180-day period. TDHCA Uniform Multifamily Rules require that notice of this request be provided to all residents of the Property.

In making its decision whether to approve Owner’s request, the Department considers the opinions and views of the members of the Community. Accordingly, there will be a public meeting to discuss this matter and we invite you to attend. The public hearing is your opportunity to discuss the amendment request and voice your concerns. The public hearing will take place at the Community’s management office/clubhouse on **Tuesday, June 25, 2019, at 11:30 a.m.** Information from this meeting will be submitted for consideration by the Department’s governing board at its next available meeting.

Please note that this proposal will **not** affect your current lease agreement, your rent payment, or your security deposit. You will **not** be required to move out of your home or take any other action because of this change. If the Department approves the Owner’s request, the Community will not change at all from its current form.

If you are unable to attend the public hearing and would like to submit your concerns in writing to the Department, please send your comments via email to asset.management@tdhca.state.tx.us or you may mail them to:

Texas Department of Housing and Community Affairs
Asset Management Division
221 East 11th Street
Austin, Texas 78701

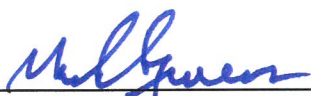
We appreciate that Shady Creek Apartments is your home and we invite you to attend and give your input on this proposal.

Thank you for choosing Shady Creek Apartments as your home.

Sincerely,

SHADY CREEK HOUSING PARTNERS, LTD.,
a Texas limited partnership

By: Shady Creek General Corp.,
a Texas corporation,
its general partner

By: 
Name: Mark Sween
Title: Vice President

SHADY CREEK HOUSING PARTNERS, LTD.

1220 Knowlton Road
Baytown, Texas 77520

June 20, 2019

Lender – Via Email cody r pennington@keybank.com

Code Pennington

Key Bank

11501 Outlook St. #300

Overland Park, Kansas 66211

Dear Mr. Pennington:

Shady Creek Housing Partners, Ltd. (the “**Owner**”) is the owner of Shady Creek Apartments (the “**Community**”) which is located at 1220 Knowlton Road, Baytown, Texas 77520. In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the “**Department**”).

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, a right of first refusal requires the Owner to offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years. Recent changes in Texas law allow for changes to the right of first refusal requirement, including reducing the two-year period to a 180-day period and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. The Owner is asking TDHCA to modify its contract so that these changes permitted by Texas law will apply.

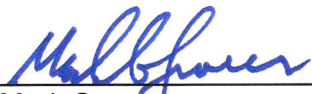
In making its decision whether to approve Owner’s request, the Department considers the opinions and views of the members of the Community and its elected representatives. Accordingly, there will be a public meeting to discuss this matter. This meeting will take place at the Community’s management office/clubhouse on **Tuesday, June 25, 2019 at 11:30 a.m.** Information from this meeting will be submitted for consideration by the Texas Department of Housing and Community Affairs Governing Board at their next available meeting.

We invite you or one of your staff to attend and give your input on this proposal.

Sincerely,

SHADY CREEK HOUSING PARTNERS, LTD.,
a Texas limited partnership

By: Shady Creek General Corp.,
a Texas corporation,
its general partner

By: 
Name: Mark Sween
Title: Vice President

AGENDA FOR PUBLIC HEARING

- I. Welcome and Call to Order
- II. Introduction of Representatives of Property Owner and Property Manager (*and other representatives as appropriate*)
- III. Reason for Tenant Notice and Public Hearing (*ROFR requirement in LURA*)
- IV. Questions from Tenants
- V. Adjournment

MINUTES

Date: June 25, 2019, 11:30 a.m.

Public Hearing regarding Shady Creek Apartments' LURA Amendment / ROFR Requirement

The public hearing related to the request to amend the LURA Amendment - Right of First Refusal ("ROFR") period was held in the Onsite Community Club House. Nicki Guadalupe and Elsie Marmelejo were in attendance representing the owner and property manager. There were 19 residents in attendance. A summary of the discussion is as follows:

- 11:30 a.m. Welcome and Call to Order
- 11:32 a.m. Introduction of Representatives of Property Owner and Property Manager
- 11:35 a.m. Reason for Tenant Notice and Public Hearing (*ROFR requirement in LURA*)
- 11:38 a.m. Questions from Tenants
 - 1. Is the property being sold?
 - a. The property is not currently up for sale. Reiterated the formality of the process and request to change from 2yr to 180-day period.
 - 2. What happened to the funding received from TDHCA?
 - a. Funding was provided to help finance the construction and development of the community.
 - 3. What is going to happen to them?
 - a. This proposal will not affect your lease, rent, or deposit. You will not be required to move.

(The remaining questions were not related to the agenda, but the seniors did not seem to grasp the purpose of the meeting so many of the above and below were repetitive)

 - 4. How much was the funding for per the notice?
 - 5. Why does the rent keep going up?
 - 5. What is going to happen to them?
- 12:05 p.m. Adjournment

Nicki Guadalupe adjourned the meeting at 12:05 p.m. after all the questions from the residents were discussed.

<div style="border: 1px solid black; display: inline-block; padding: 2px 10px;">Shady Creek Apartments</div> RESIDENT PUBLIC MEETING SIGN-IN SHEET	
MEETING DATE: <u>June 25</u> , 2019, AT <u>11 30AM.</u>	
PLACE/ROOM: <u>ONSITE COMMUNITY CLUB HOUSE / MEETING ROOM</u>	

Resident Name	Unit
Diana Zajicek	604
Betty McCaa	904
Patricia Berger	103
Tila Rodriguez	401
Kathrine Overton	203
Egbert Barnwell	705
A. B. Gould	905
Tom Elmore	506
JOSEPH H. TURNER JR	702
Pat Sawyer	605
Patti Kirkland	805
Ronald Meese	706
William Luchey	505
Josie A. Sandwal	201
Norman Jackson	423
David Phillips	628
Brenda Phillips	625
Margaret S. Noble	704
Frank Sun	502

Resident Name	Unit

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
JULY 25, 2019

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Painted Desert Townhomes (HTC #02061)

RECOMMENDED ACTION

WHEREAS, Painted Desert Townhomes (the Development) received a 9% Housing Tax Credit (HTC) award in 2002 to construct 20 multifamily units in Clint, El Paso County;

WHEREAS, the HTC application for the Development received points and/or other preferences for agreeing to provide a Right of First Refusal (ROFR) to purchase the Development and for having a Historically Underutilized Business (HUB), namely Investment Builders, Inc., participate in the ownership of the Development and maintain regular, continuous, and substantial participation in the operation of the Development;

WHEREAS, the Land Use Restriction Agreement (LURA) for the Development requires a two-year ROFR period and requires that throughout the Compliance Period, unless otherwise permitted by the Department, the HUB shall hold an ownership interest in the Development, and maintain regular, continuous, and substantial participation of the Development;

WHEREAS, in 2015, the 84th Texas Legislature, Regular Session, amended Tex. Gov't Code §2306.6725 and §2306.6726 to allow, among other things, for a 180-day ROFR period and to permit a Qualified Entity to purchase a property under ROFR, and defined a Qualified Entity to mean an entity described by, or as amended, an entity controlled by an entity described by, 26 U.S.C. §42(i)(7)(A), Internal Revenue Code of 1986;

WHEREAS, Painted Desert Townhomes, Ltd., the Development Owner, requests to amend the Land Use Restriction Agreement for the Development to incorporate changes made to Tex. Gov't Code §2306.6725 and §2306.6726 in 2015, and to remove the HUB requirement;

WHEREAS, removal of a HUB requirement from the LURA is a non-material amendment under 10 TAC §10.405(b)(1), and amendment to the ROFR period in the LURA is a material change requiring Board approval under 10 TAC §10.405(b)(2)(E); and

WHEREAS, the Owner has complied with the procedural amendment requirements in 10 TAC §10.405(b) to place this request before the Board, including holding a public hearing;

NOW, therefore, it is hereby

RESOLVED, that the material and non-material LURA amendments for Painted Desert Townhomes are approved as presented to this meeting, and the Acting Director and his designees are hereby authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

Painted Desert Townhomes received a 9% HTC award in 2002 to construct 20 multifamily units in Clint, El Paso County. In letters dated June 17, 2019, Ike J. Monty, a representative for the Development Owner, Painted Desert Townhomes, Ltd., requested approval to amend the HTC LURA related to the ROFR provision and to eliminate the requirement for a HUB to hold an ownership interest and to maintain regular, continuous, and substantial participation in the development and operation of the Development in order to facilitate a proposed sale of the property.

The additional use restrictions in the current LURA require, among other things, a 40-year Compliance Period and an Extended Use Period totaling 55 years, material participation by a HUB throughout the Compliance Period and a two-year ROFR to sell the Development based on a set order of priority to a community housing development organization (as defined for purposes of the federal HOME Investment Partnership Program at 24 CFR Part 92), to a qualified nonprofit organization (as defined in Internal Revenue Code §42(h)(5)(C)), or to a tenant organization if at any time after the fifteenth year of the Compliance Period the owner decides to sell the property.

The request letter states that the Development Owner desires to pursue a proposed sale of the property. Therefore, IBI Painted Desert Townhomes, LLC, the current general partner, which is owned by the HUB, Investment Builders, Inc., is requesting approval to remove the HUB requirement and has stated that the HUB is acting of its own volition in making this request and that the HUB's participation regarding the Development has been substantive and meaningful and will continue to be until the sale is effectuated. The current general partner intends to remain as general partner of this Development until the anticipated sale is closed and ownership is transferred to a new owner, subject to the Department's review and approval of said transfer.

In 2015, the 84th Texas Legislature, Regular Session, passed HB 3576, which amended Tex. Gov't Code §2306.6725 to allow for a 180-day ROFR period and Tex. Gov't Code §2306.6726 to allow for a Qualified Entity to purchase a development under a ROFR provision of the LURA and satisfy the ROFR requirement. Additionally, Tex. Gov't Code §2306.6726, as amended by HB 3576, defines Qualified Entity to mean an entity described by, or an entity controlled by an entity described by, §42(i)(7)(A) of the Internal Revenue Code of 1986. The Department's 2019 Uniform Multifamily Rules, Subchapter E, include administrative procedures to allow a Development Owner to conform to the new ROFR provisions described in the amended statute. The property is currently in the 16th year of the 40-year Compliance Period specified

in the LURA. However, the Owner desires to exercise its rights under Tex. Gov't Code §2306.6726 to allow for a 180-day ROFR period.

The Development Owner has complied with the amendment and notification requirements under Tex. Gov't Code §2306.6712 and 10 TAC §10.405(b). The Development Owner held a public hearing on the matter on June 25, 2019, at the Development's onsite community clubhouse. No negative public comment was received regarding the requested amendment.

Staff recommends approval of both amendment requests as presented herein.

PAINTED DESERT TOWNHOMES, LTD.
7400 Viscount Blvd., Suite 109
El Paso, Texas 79925

June 17, 2019

VIA ELECTRONIC DELIVERY

Mr. Rosalio Banuelos
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

email: rosalio.banuelos@tdhca.state.tx.us

Re: TDHCA File No. 02061
Painted Desert Townhomes (the "**Property**")

Dear Mr. Banuelos:

IBI Painted Desert Townhomes, LLC, a Delaware limited liability company (the "**General Partner**"), is the General Partner and Investment Builders, Inc., a Texas corporation ("**IBI**"), is the HUB member of the General Partner of Painted Desert Townhomes, Ltd., Texas limited partnership (the "**Partnership**"), the current owner of the Property. This letter constitutes request for a non-material LURA amendment in order to remove the ongoing requirement for participation of a Historically Underutilized Business ("**HUB**").

Request for HUB Restriction Removal

The LURA for this Property requires ownership participation by a HUB. IBI has been serving as a HUB since the General Partner acquired the general partnership interests in the Partnership on or about October 2, 2002. The General Partner acting on behalf of the Partnership, requests that TDHCA remove the HUB requirement from its LURA to facilitate a sale of the property.

Section 10.405(b)(1)(a) of the Rules recognizes that a LURA can be amended or remove the ongoing HUB participation requirement. The General Partner asks TDHCA to approve this amendment to facilitate the removal of the HUB restriction to facilitate a proposed sale of the property. In accordance with the Rules, IBI certifies to TDHCA as follows:

(1) IBI is requesting removal of its own volition and is not being removed as the result of a default under the organizational documents of Partnership.

(2) IBI's participation as the HUB with regard to the Property is substantive and meaningful, and will continue to be so until the sale of the property is effectuated.

June 17, 2019
Page 2

Thank you very much for your assistance. Please do not hesitate to contact us if you require any additional information.

Sincerely,

IBI PAINTED DESERT TOWNHOMES, LLC,
a Delaware limited liability company

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By: 
Ike J. Monty, President

PAINTED DESERT TOWNHOMES, LTD.
12682 Rio Negro Road
Clint, Texas 79836

June 17, 2019

VIA HAND DELIVERY

Mr. Rosalio Banuelos
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

Re: TDHCA File No. 02061; Painted Desert Townhomes (the "**Property**")

Dear Mr. Banuelos:

The undersigned, being the General Partner (herein so called) of Painted Desert Townhomes, Ltd., a Texas limited partnership (the "**Partnership**") and the current owner of the Property, submits this letter constituting a request for a material LURA amendment in order to modify the two-year Right of First Refusal ("**ROFR**") period.

Request to Amend ROFR Period

In 2015, Texas Government Code Section 2306.6726 was amended to allow for a 180-day Right of First Refusal ("**ROFR**") period. Currently, the LURA for this Property requires a two-year ROFR period. Section 10.405(b)(2)(E) of the Rules allows for a LURA amendment in order to conform a ROFR to the provisions in Section 2306.6726. Therefore the General Partner, acting on behalf of the Partnership, requests a LURA amendment to eliminate the two-year ROFR period and replace it with the 180-day ROFR period.

LURA Amendment

In accordance with Section 10.405(b) of the Rules, the Partnership, is delivering a fee in the amount of \$2,500. In addition, the Partnership commits to hold a public hearing, as required by the Rules, and to notify all residents, investors, lenders, and appropriate elected officials as to these proposed amendments. The Partnership will proceed to set a date and time for the public hearing and will provide TDHCA with evidence that the notice has been delivered and the hearing has been conducted. With that, the Partnership requests staff recommendation in support of this request to be considered at the next available TDHCA Board meeting.

Thank you very much for your assistance. Please do not hesitate to contact us if you require any additional information.

Sincerely,

PAINTED DESERT TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Painted Desert Townhomes, LLC,
a Delaware limited liability company,
its general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By:


Ike J. Monty, President

PAINTED DESERT TOWNHOMES, LTD.
12682 Rio Negro Road
Clint, Texas 79836

June 19, 2019

Dear Resident:

Painted Desert Townhomes (the "**Community**") is owned by Painted Desert Townhomes, Ltd. (the "**Owner**"). In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the "**Department**") (Phone: 512-475-3800; Website: www.tdhca.state.tx.us).

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, the Owner will offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. To be consistent with a change in Texas law, the Owner is requesting Department approval to change the two-year period to a 180-day period. TDHCA Uniform Multifamily Rules require that notice of this request be provided to all residents of the Property.

In making its decision whether to approve Owner's request, the Department considers the opinions and views of the members of the Community. Accordingly, there will be a public meeting to discuss this matter and we invite you to attend. The public hearing is your opportunity to discuss the amendment request and voice your concerns. The public hearing will take place at the Community's management office/clubhouse on **June 25, 2019, at 4:00 p.m.** Information from this meeting will be submitted for consideration by the Department's governing board at its next available meeting.

Please note that this proposal will **not** affect your current lease agreement, your rent payment, or your security deposit. You will **not** be required to move out of your home or take any other action because of this change. If the Department approves the Owner's request, the Community will not change at all from its current form.

If you are unable to attend the public hearing and would like to submit your concerns in writing to the Department, please send your comments via email to asset.management@tdhca.state.tx.us or you may mail them to:

Texas Department of Housing and Community Affairs
Asset Management Division
221 East 11th Street
Austin, Texas 78701


We appreciate that Painted Desert Townhomes is your home and we invite you to attend and give your input on this proposal.

Sincerely,

PAINTED DESERT TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Painted Desert Townhomes, LLC,
a Delaware limited liability company,
its general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By: 
Ike J. Monty, President

PAINTED DESERT TOWNHOMES, LTD.

12682 Rio Negro Road
Clint, Texas 79836

June 19, 2019

VIA EMAIL

Mr. Jack Besse
NorthMarq
3500 American Blvd. West, Suite 500
Minneapolis, MN 55431

Dear Mr. Besse:

Painted Desert Townhomes, Ltd. (the “**Owner**”) is the owner of Painted Desert Townhomes (the “**Community**”) which is located at 12682 Rio Negro Road, Clint, Texas 79836. In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the “**Department**”).

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, a right of first refusal requires the Owner to offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years. Recent changes in Texas law allow for changes to the right of first refusal requirement, including reducing the two-year period to a 180-day period and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. The Owner is asking TDHCA to modify its contract so that these changes permitted by Texas law will apply.

In making its decision whether to approve Owner’s request, the Department considers the opinions and views of the members of the Community and its elected representatives. Accordingly, there will be a public meeting to discuss this matter. This meeting will take place at the Community’s management office/clubhouse on **June 25, 2019 at 4:00 p.m.** Information from this meeting will be submitted for consideration by the Texas Department of Housing and Community Affairs Governing Board at their next available meeting.

We invite you or one of your staff to attend and give your input on this proposal.

Sincerely,

PAINTED DESERT TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Painted Desert Townhomes, LLC,
a Delaware limited liability company,
its general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By: 
Ike J. Monty, President

PAINTED DESERT TOWNHOMES, LTD.
12682 Rio Negro Road
Clint, Texas 79836

June 19, 2019

VIA EMAIL

SunAmerica Housing Fund 1099, A Nevada Limited Partnership
c/o AIG Global Real Estate Investment Corp.
777 So. Figueroa Street
16th Floor
Los Angeles, California 90017
Attn: Peter Stoughton

Dear Mr. Stoughton:

Painted Desert Townhomes, Ltd. (the “**Owner**”) is the owner of Painted Desert Townhomes (the “**Community**”) which is located at 12682 Rio Negro Road, Clint, Texas 79836. In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the “**Department**”).

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, a right of first refusal requires the Owner to offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years. Recent changes in Texas law allow for changes to the right of first refusal requirement, including reducing the two-year period to a 180-day period and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. The Owner is asking TDHCA to modify its contract so that these changes permitted by Texas law will apply.

In making its decision whether to approve Owner’s request, the Department considers the opinions and views of the members of the Community and its elected representatives. Accordingly, there will be a public meeting to discuss this matter. This meeting will take place at the Community’s management office/clubhouse on **June 25, 2019 at 4:00 p.m.** Information from this meeting will be submitted for consideration by the Texas Department of Housing and Community Affairs Governing Board at their next available meeting.

We invite you or one of your staff to attend and give your input on this proposal.

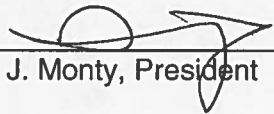
Sincerely,

PAINTED DESERT TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Painted Desert Townhomes, LLC,
a Delaware limited liability company,
its general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By:


Ike J. Monty, President

FORM FOR
MINUTES

Date: June 25, 2019, 4:00 p.m.

Public Hearing regarding Painted Desert Townhomes' LURA Amendment / ROFR Requirement

The public hearing related to the request to amend the LURA Amendment - Right of First Refusal ("ROFR") period was held in the Onsite Community Club House Enica J. Scott and Carinne Venzberg Thomas D. Dillard were in attendance representing the owner and property manager [add other representatives as appropriate]. There were 0 residents in attendance. The meeting was recorded (*) and a summary of the discussion is as follows:

Enica J. Scott adjourned the meeting at 4:36 p.m. after all the questions from the residents were discussed.

** Recording the meeting is not necessary, but may prove helpful with preparing the minutes. **

**PAINTED DESERT TOWNHOMES
RESIDENT PUBLIC MEETING SIGN-IN SHEET**

MEETING DATE: JUNE 25, 2019, AT 4:00 P.M.

PLACE/ROOM: ONSITE COMMUNITY CLUB HOUSE / MEETING ROOM

Resident Name	Unit
Thomas Forder	CLJR
Corinne Vonberg	IWI

Resident Name	Unit

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
JULY 25, 2019

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Geronimo Trail Townhomes (HTC #02068)

RECOMMENDED ACTION

WHEREAS, Geronimo Trail Townhomes (the Development) received a 9% Housing Tax Credit (HTC) award in 2002 to construct 22 multifamily units in El Paso, El Paso County;

WHEREAS, the HTC application for the Development received points and/or other preferences for agreeing to provide a Right of First Refusal (ROFR) to purchase the Development over a two-year ROFR period;

WHEREAS, in 2015, the 84th Texas Legislature, Regular Session, amended Tex. Gov't Code §2306.6725 and §2306.6726 to allow, among other things, for a 180-day ROFR period and to permit a Qualified Entity to purchase a property under ROFR, and defined a Qualified Entity to mean an entity described by, or as amended, an entity controlled by an entity described by, 26 U.S.C. §42(i)(7)(A), Internal Revenue Code of 1986;

WHEREAS, Geronimo Trail Townhomes, Ltd., the Development Owner, requests to amend the Land Use Restriction Agreement (LURA) for the Development to incorporate changes made to Tex. Gov't Code §2306.6725 and §2306.6726 in 2015; and

WHEREAS, amendment to the ROFR period in the LURA is a material change requiring Board approval under 10 TAC §10.405(b)(2)(E), and the Development Owner has complied with the procedural amendment requirements in 10 TAC §10.405(b) to place this request before the Board, including holding a public hearing;

NOW, therefore, it is hereby

RESOLVED, that the material LURA amendment for Geronimo Trail Townhomes is approved as presented to this meeting, and the Acting Director and his designees are hereby authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

Geronimo Trail Townhomes received a 9% HTC award in 2002 to construct 22 multifamily units in El Paso, El Paso County. In a letter dated June 17, 2019, Ike J. Monty, a representative for the Development Owner, Geronimo Trail Townhomes, Ltd., requested approval to amend the HTC LURA related to the ROFR provision.

In 2002, the Housing Tax Credit application allotted five points to the Owner in exchange for a two-year ROFR period. Upon completion of the Development, the Owner entered into a Declaration of Land Use Restrictive Covenants/Land Use Restriction Agreement for Low-Income Housing Tax Credits recorded in El Paso County on March 9, 2005.

As approved in 2002, the additional use restrictions in the current HTC LURA would require, among other things, a two-year ROFR to sell the Development based on a set order of priority to a community housing development organization (as defined for purposes of the federal HOME Investment Partnership Program at 24 CFR Part 92), to a qualified nonprofit organization (as defined in Internal Revenue Code §42(h)(5)(C)), or to a tenant organization, if at any time after the 15th year of the Compliance Period the owner decides to sell the property. The property is currently in the 16th year of the 40-year Compliance Period specified in the LURA. However, the Owner desires to exercise its rights under Tex. Gov't Code §2306.6726 to amend the LURA to allow for a 180-day ROFR period.

In 2015, the 84th Texas Legislature, Regular Session, passed HB 3576 which amended Tex. Gov't Code §2306.6725 to allow for a 180-day ROFR period and Tex. Gov't Code §2306.6726 to allow for a Qualified Entity to purchase a development under a ROFR provision of the LURA and satisfy the ROFR requirement. Additionally, Tex. Gov't Code §2306.6726, as amended by HB 3576, defines Qualified Entity to mean an entity described by, or an entity controlled by an entity described by, §42(i)(7)(A) of the Internal Revenue Code of 1986. The Department's 2019 Uniform Multifamily Rules, Subchapter E, include administrative procedures to allow a Development Owner to conform to the new ROFR provisions described in the amended statute.

The Development Owner has complied with the amendment and notification requirements under 10 TAC §10.405(b). The Development Owner held a public hearing on the matter on June 25, 2019, at the Development's onsite community clubhouse. No negative public comment was received regarding the requested amendment.

Staff recommends approval of the material LURA amendment as presented herein.

GERONIMO TRAIL TOWNHOMES, LTD.

1401 Geronimo Drive
El Paso, Texas 79925

June 17, 2019

VIA HAND DELIVERY

Mr. Rosalio Banuelos
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

Re: TDHCA File No. 02068; Geronimo Trail Townhomes (the "**Property**")

Dear Mr. Banuelos:

The undersigned, being the Co-General Partner (herein so called) of Geronimo Trail Townhomes, Ltd., a Texas limited partnership (the "**Partnership**") and the current owner of the Property, submits this letter constituting a request for a material LURA amendment in order to modify the two-year Right of First Refusal ("**ROFR**") period.

Request to Amend ROFR Period

In 2015, Texas Government Code Section 2306.6726 was amended to allow for a 180-day Right of First Refusal ("**ROFR**") period. Currently, the LURA for this Property requires a two-year ROFR period. Section 10.405(b)(2)(E) of the Rules allows for a LURA amendment in order to conform a ROFR to the provisions in Section 2306.6726. Therefore the General Partner, acting on behalf of the Partnership, requests a LURA amendment to eliminate the two-year ROFR period and replace it with the 180-day ROFR period.

LURA Amendment

In accordance with Section 10.405(b) of the Rules, the Partnership, is delivering a fee in the amount of \$2,500. In addition, the Partnership commits to hold a public hearing, as required by the Rules, and to notify all residents, investors, lenders, and appropriate elected officials as to these proposed amendments. The Partnership will proceed to set a date and time for the public hearing and will provide TDHCA with evidence that the notice has been delivered and the hearing has been conducted. With that, the Partnership requests staff recommendation in support of this request to be considered at the next available TDHCA Board meeting.

Thank you very much for your assistance. Please do not hesitate to contact us if you require any additional information.

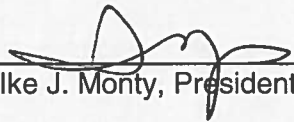
Sincerely,

GERONIMO TRAIL TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Geronimo Trail Townhomes, LLC,
a Delaware limited liability company,
its co-general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By:


Ike J. Monty, President

GERONIMO TRAIL TOWNHOMES, LTD.

1401 Geronimo Drive
El Paso, Texas 79925

June 19, 2019

Dear Resident:

Geronimo Trail Townhomes (the “**Community**”) is owned by Geronimo Trail Townhomes, Ltd. (the “**Owner**”). In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the “**Department**”) (Phone: 512-475-3800; Website: www.tdhca.state.tx.us).

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, the Owner will offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. To be consistent with a change in Texas law, the Owner is requesting Department approval to change the two-year period to a 180-day period. TDHCA Uniform Multifamily Rules require that notice of this request be provided to all residents of the Property.

In making its decision whether to approve Owner’s request, the Department considers the opinions and views of the members of the Community. Accordingly, there will be a public meeting to discuss this matter and we invite you to attend. The public hearing is your opportunity to discuss the amendment request and voice your concerns. The public hearing will take place at the Community’s management office/clubhouse on **June 25, 2019, at 4:00 p.m.** Information from this meeting will be submitted for consideration by the Department’s governing board at its next available meeting.

Please note that this proposal will **not** affect your current lease agreement, your rent payment, or your security deposit. You will **not** be required to move out of your home or take any other action because of this change. If the Department approves the Owner’s request, the Community will not change at all from its current form.

If you are unable to attend the public hearing and would like to submit your concerns in writing to the Department, please send your comments via email to asset.management@tdhca.state.tx.us or you may mail them to:

Texas Department of Housing and Community Affairs
Asset Management Division
221 East 11th Street
Austin, Texas 78701

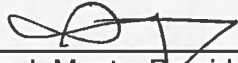
Thank you for choosing Geronimo Trail Townhomes as your home.

Sincerely,

GERONIMO TRAIL TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Geronimo Trail Townhomes, LLC,
a Delaware limited liability company,
its co-general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By: 
Ike J. Monty, President

GERONIMO TRAIL TOWNHOMES, LTD.

1401 Geronimo Drive
El Paso, Texas 79925

June 19, 2019

VIA EMAIL

Mr. Jack Besse
Asset Manager
NorthMarq
3500 American Blvd. West, Suite 500
Minneapolis, MN 55431

Dear Mr. Besse:

Geronimo Trail Townhomes, Ltd. (the “**Owner**”) is the owner of Geronimo Trail Townhomes (the “**Community**”) which is located at 1401 Geronimo Drive, El Paso, Texas 79925. In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the “**Department**”).

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, a right of first refusal requires the Owner to offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years. Recent changes in Texas law allow for changes to the right of first refusal requirement, including reducing the two-year period to a 180-day period and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. The Owner is asking TDHCA to modify its contract so that these changes permitted by Texas law will apply.

In making its decision whether to approve Owner’s request, the Department considers the opinions and views of the members of the Community and its elected representatives. Accordingly, there will be a public meeting to discuss this matter. This meeting will take place at the Community’s management office/clubhouse on **June 25, 2019 at 4:00 p.m.** Information from this meeting will be submitted for consideration by the Texas Department of Housing and Community Affairs Governing Board at their next available meeting.

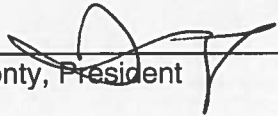
We invite you or one of your staff to attend and give your input on this proposal.

Sincerely,

GERONIMO TRAIL TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Geronimo Trail Townhomes, LLC,
a Delaware limited liability company,
its co-general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By: 
Ike J. Monty, President

GERONIMO TRAIL TOWNHOMES, LTD.

1401 Geronimo Drive
El Paso, Texas 79925

June 19, 2019

VIA EMAIL

SunAmerica Housing Fund 1097, A Nevada Limited Partnership
c/o AIG Global Real Estate Investment Corp.
777 S. Figueroa Street, 16th Floor
Los Angeles, California 90017-5800
Attn: Peter Stoughton

Dear Mr. Stoughton:

Geronimo Trail Townhomes, Ltd. (the “**Owner**”) is the owner of Geronimo Trail Townhomes (the “**Community**”) which is located at 1401 Geronimo Drive, El Paso, Texas 79925. In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the “**Department**”).

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, a right of first refusal requires the Owner to offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years. Recent changes in Texas law allow for changes to the right of first refusal requirement, including reducing the two-year period to a 180-day period and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. The Owner is asking TDHCA to modify its contract so that these changes permitted by Texas law will apply.

In making its decision whether to approve Owner’s request, the Department considers the opinions and views of the members of the Community and its elected representatives. Accordingly, there will be a public meeting to discuss this matter. This meeting will take place at the Community’s management office/clubhouse on **June 25, 2019 at 4:00 p.m.** Information from this meeting will be submitted for consideration by the Texas Department of Housing and Community Affairs Governing Board at their next available meeting.

We invite you or one of your staff to attend and give your input on this proposal.

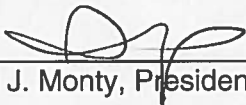
Sincerely,

GERONIMO TRAIL TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Geronimo Trail Townhomes, LLC,
a Delaware limited liability company,
its co-general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By:



Ike J. Monty, President

FORM FOR
MINUTES

Date: June 25, 2019, 4:00 P.m.

Public Hearing regarding Geronimo Trail Townhomes' LURA Amendment / ROFR Requirement

The public hearing related to the request to amend the LURA Amendment - Right of First Refusal ("ROFR") period was held in the Onsite Community Club House. Roy Lopez and Cristhanna Challet were in attendance representing the owner and property manager [add other representatives as appropriate]. There were 0 residents in attendance. The meeting was recorded (*) and a summary of the discussion is as follows:

Abelle Gaspy was in attendance representing CLJR.

Roy Lopez adjourned the meeting at 4:30 P.m. after all the questions from the residents were discussed.

** Recording the meeting is not necessary, but may prove helpful with preparing the minutes. **

GERONIMO TRAIL TOWNHOMES
RESIDENT PUBLIC MEETING SIGN-IN SHEET

MEETING DATE: June 25th, 2019, AT 4:00 P.M.

PLACE/ROOM: ONSITE COMMUNITY CLUB HOUSE / MEETING ROOM

Resident Name	Unit
<u>Aдриanna Chollet</u>	<u>staff</u>
<u>Patricia Hernandez</u>	<u>Staff</u>
<u>Abel Legaspy</u>	<u>CLSR</u>
<u>Roy Lopez</u>	<u>IBI</u>

Resident Name	Unit

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
JULY 25, 2019

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement for Mision Del Valle Townhomes (HTC #03003)

RECOMMENDED ACTION

WHEREAS, Mision Del Valle Townhomes (the Development) received a 9% Housing Tax Credit (HTC) award in 2003 to construct 16 multifamily units in Socorro, El Paso County;

WHEREAS, the HTC application for the Development received points and/or other preferences for agreeing to provide a Right of First Refusal (ROFR) to purchase the Development over a two-year ROFR period;

WHEREAS, in 2015, the 84th Texas Legislature, Regular Session, amended Tex. Gov't Code §2306.6725 and §2306.6726 to allow, among other things, for a 180-day ROFR period and to permit a Qualified Entity to purchase a property under ROFR, and defined a Qualified Entity to mean an entity described by, or as amended, an entity controlled by an entity described by, 26 U.S.C. §42(i)(7)(A), Internal Revenue Code of 1986;

WHEREAS, Mision Del Valle Townhomes, Ltd., the Development Owner, requests to amend the Land Use Restriction Agreement (LURA) for the Development to incorporate changes made to Tex. Gov't Code §2306.6725 and §2306.6726 in 2015; and

WHEREAS, amendment to the ROFR period in the LURA is a material change requiring Board approval under 10 TAC §10.405(b)(2)(E), and the Development Owner has complied with the procedural amendment requirements in 10 TAC §10.405(b) to place this request before the Board, including holding a public hearing;

NOW, therefore, it is hereby

RESOLVED, that the material LURA amendment for Mision Del Valle Townhomes is approved as presented to this meeting, and the Acting Director and his designees are hereby authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

Mision Del Valle Townhomes received a 9% HTC award in 2003 to construct 16 multifamily units in Socorro, El Paso County. In a letter dated June 17, 2019, Ike J. Monty, a representative for the Development Owner, Mision Del Valle Townhomes, Ltd., requested approval to amend the HTC LURA related to the ROFR provision.

In 2003, the Housing Tax Credit application allotted five points to the Owner in exchange for a two-year ROFR period. Upon completion of the Development, the Owner entered into a Declaration of Land Use Restrictive Covenants/Land Use Restriction Agreement for Low-Income Housing Tax Credits recorded in El Paso County on March 9, 2005.

As approved in 2003, the additional use restrictions in the current HTC LURA would require, among other things, a two-year ROFR to sell the Development based on a set order of priority to a community housing development organization (as defined for purposes of the federal HOME Investment Partnership Program at 24 CFR Part 92), to a qualified nonprofit organization (as defined in Internal Revenue Code §42(h)(5)(C)), the Department or to a tenant organization, if at any time after the 15th year of the Compliance Period the owner decides to sell the property. The property is currently in the 16th year of the 40-year Compliance Period specified in the LURA. However, the Owner desires to exercise its rights under Tex. Gov't Code §2306.6726 to amend the LURA to allow for a 180-day ROFR period.

In 2015, the 84th Texas Legislature, Regular Session, passed HB 3576, which amended Tex. Gov't Code §2306.6725 to allow for a 180-day ROFR period and Tex. Gov't Code §2306.6726 to allow for a Qualified Entity to purchase a development under a ROFR provision of the LURA and satisfy the ROFR requirement. Additionally, Tex. Gov't Code §2306.6726, as amended by HB 3576, defines Qualified Entity to mean an entity described by, or an entity controlled by an entity described by, §42(i)(7)(A) of the Internal Revenue Code of 1986. The Department's 2019 Uniform Multifamily Rules, Subchapter E, include administrative procedures to allow a Development Owner to conform to the new ROFR provisions described in the amended statute.

The Development Owner has complied with the amendment and notification requirements under 10 TAC §10.405(b). The Development Owner held a public hearing on the matter on June 25, 2019, at the Development's onsite community clubhouse. No negative public comment was received regarding the requested amendment.

Staff recommends approval of the material LURA amendment as presented herein.

MISION DEL VALLE TOWNHOMES, LTD.
621 Dindinger Road
Socorro, Texas 79927

June 17, 2019

VIA HAND DELIVERY

Mr. Rosalio Banuelos
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

Re: TDHCA File No. 03003; Mision Del Valle Townhomes (the "**Property**")

Dear Mr. Banuelos:

The undersigned, being the Co-General Partner (herein so called) of Mision Del Valle Townhomes, Ltd., a Texas limited partnership (the "**Partnership**") and the current owner of the Property, submits this letter constituting a request for a material LURA amendment in order to modify the two-year Right of First Refusal ("**ROFR**") period.

Request to Amend ROFR Period

In 2015, Texas Government Code Section 2306.6726 was amended to allow for a 180-day Right of First Refusal ("**ROFR**") period. Currently, the LURA for this Property requires a two-year ROFR period. Section 10.405(b)(2)(E) of the Rules allows for a LURA amendment in order to conform a ROFR to the provisions in Section 2306.6726. Therefore the General Partner, acting on behalf of the Partnership, requests a LURA amendment to eliminate the two-year ROFR period and replace it with the 180-day ROFR period.

LURA Amendment

In accordance with Section 10.405(b) of the Rules, the Partnership, is delivering a fee in the amount of \$2,500. In addition, the Partnership commits to hold a public hearing, as required by the Rules, and to notify all residents, investors, lenders, and appropriate elected officials as to these proposed amendments. The Partnership will proceed to set a date and time for the public hearing and will provide TDHCA with evidence that the notice has been delivered and the hearing has been conducted. With that, the Partnership requests staff recommendation in support of this request to be considered at the next available TDHCA Board meeting.

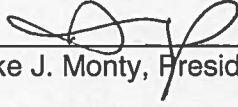
Thank you very much for your assistance. Please do not hesitate to contact us if you require any additional information.

Sincerely,

MISION DEL VALLE TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Mision Del Valle Townhomes, L.L.C.,
a Delaware limited liability company,
its co-general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By: 
Ike J. Monty, President

MISION DEL VALLE TOWNHOMES, LTD.

621 Dindinger Road
Socorro, Texas 79927

June 19, 2019

Dear Resident:

Mision Del Valle Townhomes (the "**Community**") is owned by Mision Del Valle Townhomes, Ltd. (the "**Owner**"). In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the "**Department**") (Phone: 512-475-3800; Website: www.tdhca.state.tx.us).

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, the Owner will offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. To be consistent with a change in Texas law, the Owner is requesting Department approval to change the two-year period to a 180-day period. TDHCA Uniform Multifamily Rules require that notice of this request be provided to all residents of the Property.

In making its decision whether to approve Owner's request, the Department considers the opinions and views of the members of the Community. Accordingly, there will be a public meeting to discuss this matter and we invite you to attend. The public hearing is your opportunity to discuss the amendment request and voice your concerns. The public hearing will take place at the Community's management office/clubhouse on **June 25, 2019, at 4:00 p.m.** Information from this meeting will be submitted for consideration by the Department's governing board at its next available meeting.

Please note that this proposal will **not** affect your current lease agreement, your rent payment, or your security deposit. You will **not** be required to move out of your home or take any other action because of this change. If the Department approves the Owner's request, the Community will not change at all from its current form.

If you are unable to attend the public hearing and would like to submit your concerns in writing to the Department, please send your comments via email to asset.management@tdhca.state.tx.us or you may mail them to:

Texas Department of Housing and Community Affairs
Asset Management Division
221 East 11th Street
Austin, Texas 78701

We appreciate that Mision Del Valle Townhomes is your home and we invite you to attend and give your input on this proposal.

Thank you for choosing Mision Del Valle Townhomes as your home.

Sincerely,

MISION DEL VALLE TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Mision Del Valle Townhomes, L.L.C.,
a Delaware limited liability company,
its co-general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By: 
Ike J. Monty, President

MISION DEL VALLE TOWNHOMES, LTD.

621 Dindinger Road
Socorro, Texas 79927

June 19, 2019

VIA EMAIL

Mr. Jack Besse
NorthMarq
3500 American Blvd. West, Suite 500
Minneapolis, MN 55431

Dear Mr. Besse:

Mision Del Valle Townhomes, Ltd. (the "**Owner**") is the owner of Mision Del Valle Townhomes (the "**Community**") which is located at 621 Dindinger Road, Socorro, Texas 79927. In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the "**Department**").

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, a right of first refusal requires the Owner to offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years. Recent changes in Texas law allow for changes to the right of first refusal requirement, including reducing the two-year period to a 180-day period and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. The Owner is asking TDHCA to modify its contract so that these changes permitted by Texas law will apply.

In making its decision whether to approve Owner's request, the Department considers the opinions and views of the members of the Community and its elected representatives. Accordingly, there will be a public meeting to discuss this matter. This meeting will take place at the Community's management office/clubhouse on **June 25, 2019 at 4:00 p.m.** Information from this meeting will be submitted for consideration by the Texas Department of Housing and Community Affairs Governing Board at their next available meeting.

We invite you or one of your staff to attend and give your input on this proposal.

Sincerely,

MISION DEL VALLE TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Mision Del Valle Townhomes, L.L.C.,
a Delaware limited liability company,
its co-general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By: 
Ike J. Monty, President

MISION DEL VALLE TOWNHOMES, LTD.

621 Dindinger Road
Socorro, Texas 79927

June 19, 2019

VIA EMAIL

SunAmerica Housing Fund 1098, A Nevada Limited Partnership
c/o AIG Global Real Estate Investment Corp.
777 So. Figueroa Street
16th Floor
Los Angeles, California 990017
Attn: Peter Stoughton

Dear Mr. Stoughton:

Mision Del Valle Townhomes, Ltd. (the “**Owner**”) is the owner of Mision Del Valle Townhomes (the “**Community**”) which is located at 621 Dindinger Road, Socorro, Texas 79927. In order to help finance the construction and development of the Community, the Owner received federal funding through the Texas Department of Housing and Community Affairs (the “**Department**”).

A contractual restriction imposed by the Department mandates that if the Owner decides to sell the Community at a certain time, a right of first refusal requires the Owner to offer the Community for sale to a non-profit organization or a tenant organization for a period of up to two years. Recent changes in Texas law allow for changes to the right of first refusal requirement, including reducing the two-year period to a 180-day period and permitting the Owner to transfer the Community to certain kinds of entities in the right of first refusal process. The Owner is asking TDHCA to modify its contract so that these changes permitted by Texas law will apply.

In making its decision whether to approve Owner’s request, the Department considers the opinions and views of the members of the Community and its elected representatives. Accordingly, there will be a public meeting to discuss this matter. This meeting will take place at the Community’s management office/clubhouse on **June 25, 2019 at 4:00 p.m.** Information from this meeting will be submitted for consideration by the Texas Department of Housing and Community Affairs Governing Board at their next available meeting.

We invite you or one of your staff to attend and give your input on this proposal.

Sincerely,

MISION DEL VALLE TOWNHOMES, LTD.,
a Texas limited partnership

By: IBI Mision Del Valle Townhomes, L.L.C.,
a Delaware limited liability company,
its co-general partner

By: Investment Builders, Inc.,
a Texas corporation,
its sole member

By: 
Ike J. Monty, President

FORM FOR
MINUTES

Date: June 25, 2019, 2019, 4:00 p.m.

Public Hearing regarding Mision Del Valle Townhomes' LURA Amendment / ROFR Requirement

The public hearing related to the request to amend the LURA Amendment - Right of First Refusal ("ROFR") period was held in the Onsite Community Club House. Maria Espinoza and Monica Delgado were in attendance representing the owner and property manager [add other representatives as appropriate]. There were 0 residents in attendance. The meeting was recorded (*) and a summary of the discussion is as follows:

Meeting to begin at 4:20pm - waiting for residents to attend meeting -
No residents attended

Monica Delgado adjourned the meeting at 4:20 p.m. after all the questions from the residents were discussed.

* Recording the meeting is not necessary, but may prove helpful with preparing the minutes. *

MISION DEL VALLE TOWNHOMES
RESIDENT PUBLIC MEETING SIGN-IN SHEET

MEETING DATE: JUNE 25, 2019 , AT 4:00 P.M.

PLACE/ROOM: ONSITE COMMUNITY CLUB HOUSE / MEETING ROOM

Resident Name	Unit
Maria Espinoza - IBI	
Brenda Galindo - CK/R	

Resident Name	Unit

1e

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
JULY 25, 2019

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Capella (HTC #18357)

RECOMMENDED ACTION

WHEREAS, Capella (the Development) received an award of 9% Housing Tax Credits (HTCs) in 2018 for the construction of 120 new multifamily units in Olmito, Cameron County;

WHEREAS, VDC Lakeside Capella, LP (the Development Owner or Owner) requests approval for a reduction in the number of residential buildings from 10 to seven buildings;

WHEREAS, the request also includes revisions to the site design plan represented at Application that includes a modification to the common area and available parking spaces;

WHEREAS, Board approval is required for a significant modification of the site plan as directed in Tex. Gov't Code §2306.6712(d)(1) and 10 TAC §10.405(a)(4)(A), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested changes do not negatively affect the Development, impact the viability of the transaction, impact the scoring of the application, or affect the amount of the tax credits awarded;

NOW, therefore, it is hereby

RESOLVED, that the requested amendments for Capella are approved as presented at this meeting, and the Acting Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Capella received a 9% HTC award in 2018 in the amount of \$1,500,000 to construct 120 units in Olmito, Cameron County, of which 101 units are designated as rent and income restricted. In a letter dated June 10, 2019, Cynthia L. Bast, the representative for the Development Owner,

requested approval for a material amendment to the original site plan design. The request seeks approval for a reduction in the number of residential buildings from 10 buildings to seven buildings, which represents a significant modification to the site plan.

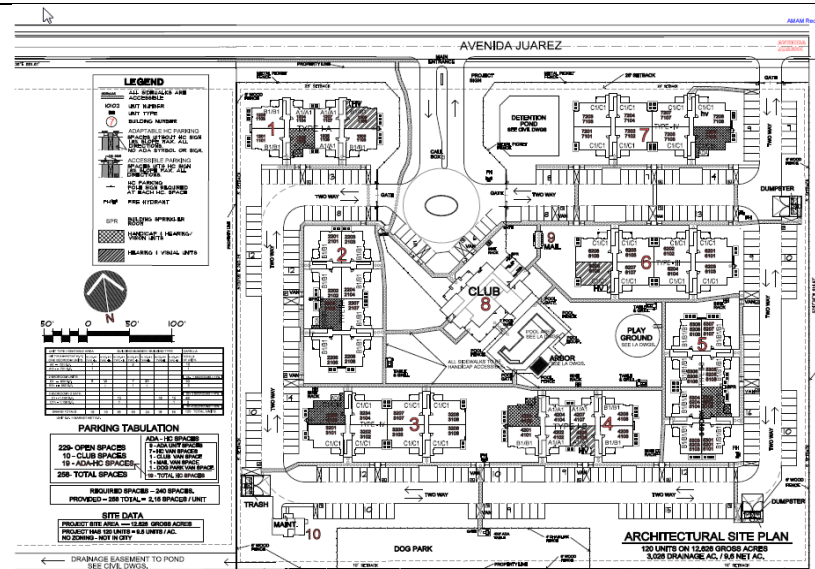
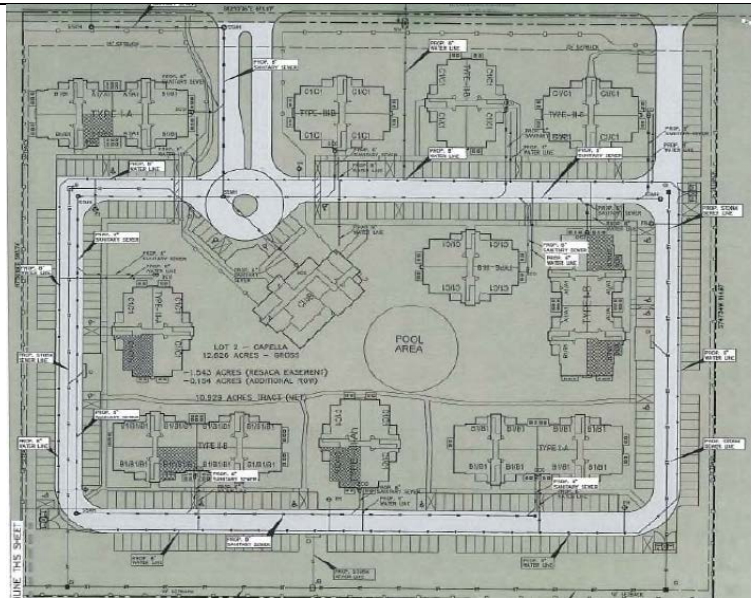
Material Alterations as defined in Tex. Gov't Code §2306.6712(d)(1) and 10 TAC §10.405(a)(4)(A)

Original Site Plan at Application

Site Plan at Amendment

Residential Buildings: 10

Residential Buildings: 7



The Owner’s representative explained that construction costs and interest rates have risen while equity pricing has decreased, so in order for the Development to remain feasible, some design modifications and material changes were required to keep the Owner’s sources and uses in balance without materially effecting the Development or its future residents.

The Owner explained that the original Site Plan included 10 residential buildings, and there were six two-story buildings that contained eight units in each tabulation. With this amendment, they have combined those six buildings into three two-story buildings with 16 units in each building. In the original site plan, two of those buildings were labeled as building type IIIAH and four were building type IIIB. With this change, two of the buildings have been combined into one building type III plan and four have been combined into two building type IV plans. Staff has confirmed that this change does not modify the number of units, the bedroom mix, reduce the square footage of the units, or significantly modify the architectural design that was originally proposed at Application.

The Owner also submitted a notification of changes made to the site design plan. These changes would be considered non-material under 10 TAC §10.405(a)(3)(A) but are included with the

material amendment of the site plan. The Owner indicates there was a modification made to the original clubhouse plan. The original clubhouse was 4,704 square feet, which included a maintenance work area. With this amendment, the proposed clubhouse has 4,452 square feet but does not include a maintenance work area. However, the Owner will construct a separate maintenance building that is 800 square feet. Therefore, the total common area will increase from 4,704 to 5,252 square feet.

The Owner has also identified changes to the parking that was proposed at Application. Originally, the parking was designed with 251 spaces with 19 spaces dedicated as accessible. With the revised design, the Owner will add seven spaces, bringing the total to 258 with 19 spaces dedicated as accessible. Since the city requires a total of 240 parking spaces (two per unit) for the Development, the Development will continue to meet the requirement in 10 TAC §10.101(b)(4)(M) of the 2018 Uniform Multifamily Rules, which specifies that adequate parking spaces consistent with local code must be available at no cost to the tenants.

The following table is a comparison of the original and amended site design plans:

Minor Alterations under 10 TAC §10.405(a)(3)(A)	
Application	Amendment
<u>Clubhouse Square feet:</u> 4,704	<u>Clubhouse Square feet:</u> 4,452
<u>Maintenance Building Square feet:</u> included with clubhouse	<u>Maintenance Building:</u> 800
<u>Total Parking Spaces:</u> 251	<u>Total Parking Spaces:</u> 258

The Owner provided updated financial exhibits and new term sheets for the permanent financing and equity. Staff confirmed that equity pricing did drop from \$0.92 at Application to \$0.89. This represents a \$412,459 decrease in syndication proceeds. As a result of this proposed amendment, the Owner reduced the Development Costs by \$326,045. Staff also confirmed that the permanent loan increased from \$5,570,000 to \$5,800,000, and the interest rate increased from 4.25% (4.50% underwriting rate) at Application to 4.45% at the time of this amendment. The Owner reduced their developer fee, and increased the deferred developer fee to balance the sources and uses.

Staff has conducted an analysis using the current cost estimates and financing structure and has determined that the proposed changes noted above would not have impacted the scoring of the Application, and that the Development remains feasible and supports the tax credit allocation previously awarded.

Staff recommends approval of the amendment request as presented.

UNIT MIX/RENT SCHEDULE
Capella, Brownsville, 9% HTC #18357

LOCATION DATA	
CITY:	Brownsville
COUNTY:	Cameron
Area Median Income	\$37,900
PROGRAM REGION:	11

UNIT DISTRIBUTION							
# Beds	# Units	% Total	Assisted	MDL	Income	# Units	% Total
Eff	-	0.0%	0	0	30%	11	9.2%
1	16	13.3%	0	0	40%	-	0.0%
2	56	46.7%	0	0	50%	21	17.5%
3	48	40.0%	0	0	60%	69	57.5%
4	-	0.0%	0	0	MR	19	15.8%
TOTAL	120	100.0%	-	-	TOTAL	120	100.0%

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	84.00%
APP % Acquisition	3.39%
APP % Construction	9.00%
Average Unit Size	994 sf

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$330	2	1	1	721	\$330	\$57	\$273	\$0	\$0.38	\$273	\$546	\$546	\$273	\$0.38	\$0	\$755	\$1.05	\$755
TC 50%	\$550	3	1	1	721	\$550	\$57	\$493	\$0	\$0.68	\$493	\$1,479	\$1,479	\$493	\$0.68	\$0	\$755	\$1.05	\$755
TC 60%	\$660	9	1	1	721	\$660	\$57	\$603	\$0	\$0.84	\$603	\$5,427	\$5,427	\$603	\$0.84	\$0	\$755	\$1.05	\$755
MR		2	1	1	721	\$0	\$57		NA	\$0.88	\$635	\$1,270	\$1,270	\$635	\$0.88	NA	\$635	\$0.88	\$755
TC 30%	\$396	5	2	2	950	\$396	\$74	\$322	\$0	\$0.34	\$322	\$1,610	\$1,610	\$322	\$0.34	\$0	\$890	\$0.94	\$890
TC 50%	\$661	10	2	2	950	\$661	\$74	\$587	\$0	\$0.62	\$587	\$5,870	\$5,870	\$587	\$0.62	\$0	\$890	\$0.94	\$890
TC 60%	\$793	32	2	2	950	\$793	\$74	\$719	\$0	\$0.76	\$719	\$23,008	\$23,008	\$719	\$0.76	\$0	\$890	\$0.94	\$890
MR		9	2	2	950	\$0	\$74		NA	\$0.79	\$750	\$6,750	\$6,750	\$750	\$0.79	NA	\$750	\$0.79	\$890
TC 30%	\$457	4	3	2	1,136	\$457	\$92	\$365	\$0	\$0.32	\$365	\$1,460	\$1,460	\$365	\$0.32	\$0	\$955	\$0.84	\$955
TC 50%	\$763	8	3	2	1,136	\$763	\$92	\$671	\$0	\$0.59	\$671	\$5,368	\$5,368	\$671	\$0.59	\$0	\$955	\$0.84	\$955
TC 60%	\$915	28	3	2	1,136	\$915	\$92	\$823	\$0	\$0.72	\$823	\$23,044	\$23,044	\$823	\$0.72	\$0	\$955	\$0.84	\$955
MR		8	3	2	1,136	\$0	\$92		NA	\$0.76	\$860	\$6,880	\$6,880	\$860	\$0.76	NA	\$860	\$0.76	\$955
TOTALS/AVERAGES:		120			119,264				\$0	\$0.69	\$689	\$82,712	\$82,712	\$689	\$0.69	\$0	\$879	\$0.88	\$898

ANNUAL POTENTIAL GROSS RENT:		\$992,544	\$992,544
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STABILIZED PRO FORMA

Capella, Brownsville, 9% HTC #18357

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database	Applicant Comps	% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.69	\$689	\$992,544	\$923,304	\$923,304	\$992,544	\$689	\$0.69		0.0%	\$0
late fees, phone, cable, laundry						\$15.00	\$21,600	21,600						
Total Secondary Income						\$15.00			21,600	\$21,600	\$15.00		0.0%	\$0
POTENTIAL GROSS INCOME						\$1,014,144	\$944,904	\$944,904	\$1,014,144				0.0%	\$0
Vacancy & Collection Loss				7.5% PGI		(76,061)	(70,868)	(70,868)	(76,061)	7.5% PGI			0.0%	-
Rental Concessions						-	0	0	-				0.0%	-
EFFECTIVE GROSS INCOME						\$938,083	\$874,036	\$874,036	\$938,083				0.0%	\$0

General & Administrative	\$42,616	\$355/Unit	\$46,515	\$388	4.36%	\$0.34	\$341	\$40,880	\$40,880	\$42,616	\$42,616	\$355	\$0.36	4.54%	-4.1%	(1,736)
Management	\$45,577	5.0% EGI	\$39,165	\$326	5.00%	\$0.39	\$391	\$46,905	\$44,388	\$43,702	\$46,904	\$391	\$0.39	5.00%	0.0%	1
Payroll & Payroll Tax	\$129,247	\$1,077/Unit	\$119,678	\$997	13.29%	\$1.05	\$1,039	\$124,653	\$124,653	\$119,678	\$119,678	\$997	\$1.00	12.76%	4.2%	4,975
Repairs & Maintenance	\$66,298	\$552/Unit	\$57,681	\$481	6.56%	\$0.52	\$512	\$61,495	\$61,495	\$72,000	\$72,000	\$600	\$0.60	7.68%	-14.6%	(10,505)
Electric/Gas	\$31,547	\$263/Unit	\$18,856	\$157	2.88%	\$0.23	\$225	\$27,000	\$27,000	\$18,856	\$18,856	\$157	\$0.16	2.01%	43.2%	8,144
Water, Sewer, & Trash	\$69,911	\$583/Unit	\$68,455	\$570	7.40%	\$0.58	\$579	\$69,432	\$69,432	\$68,455	\$68,455	\$570	\$0.57	7.30%	1.4%	977
Property Insurance	\$45,780	\$0.38 /sf	\$52,692	\$439	4.83%	\$0.38	\$378	\$45,320	\$45,320	\$45,780	\$45,780	\$381	\$0.38	4.88%	-1.0%	(460)
Property Tax (@ 100%) 1.9740	\$68,293	\$569/Unit	\$82,671	\$689	8.09%	\$0.64	\$633	\$75,900	\$75,900	\$77,150	\$88,095	\$734	\$0.74	9.39%	-13.8%	(12,195)
Reserve for Replacements	\$40,852	\$340/Unit	\$34,944	\$291	3.20%	\$0.25	\$250	\$30,000	\$30,000	\$30,000	\$30,000	\$250	\$0.25	3.20%	0.0%	-
TDHCA LIHTC/HOME Compliance Fees			-	\$0	0.43%	\$0.03	\$34	\$4,040	\$4,040	\$4,040	\$4,040	\$34	\$0.03	0.43%	0.0%	-
TOTAL EXPENSES					56.03%	\$4.41	\$4,380	\$ 525,625	\$523,108	\$522,278	\$536,425	\$4,470	\$4.50	57.18%	-2.0%	\$ (10,800)
NET OPERATING INCOME ("NOI")					43.97%	\$3.46	\$3,437	\$412,458	\$350,928	\$351,758	\$401,658	\$3,347	\$3.37	42.82%	2.7%	\$ 10,800

CONTROLLABLE EXPENSES							\$2,696/Unit						\$2,680/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Capella, Brownsville, 9% HTC #18357

DEBT / GRANT SOURCES																	
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									Prior Underwriting		AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Prior Underwriting		Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App						Applicant	TDHCA						DCR	LTC
Dougherty and Company	0.25%	1.24	1.27	325,163	4.45%	40	40	\$5,800,000	\$5,570,000	\$5,570,000	\$5,800,000	40	40	4.45%	\$325,162	1.27	29.6%
Adjustment to Debt Per §10.302(c)(2)	0.25%									(\$175,000)						1.27	0.0%
CASH FLOW DEBT / GRANTS																	
City of Brownsville		1.24	1.27		0.00%	0	0	\$1,000	\$1,000	\$1,000	\$1,000	0	0	0.00%		1.27	0.0%
Cameron County HFC		1.24	1.27		0.00%	0	0	\$500	\$500	\$500	\$500	0	0	0.00%		1.27	0.0%
				\$325,163				\$5,801,500		\$5,801,500					\$325,162	1.27	29.6%
NET CASH FLOW		\$76,495	\$87,295					APPLICANT		NET OPERATING INCOME		\$412,458	\$87,296	NET CASH FLOW			

EQUITY SOURCES														
APPLICANT'S PROPOSED EQUITY STRUCTURE						Prior Underwriting		AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Prior Underwriting		Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
						Applicant	TDHCA							
Hudson Housing Capital, LLC	LIHTC Equity	68.3%	\$1,500,000	0.89	\$13,386,161	\$13,798,620	\$13,798,620	\$13,386,161	\$0.8924	\$1,500,000	68.3%	\$12,500	Previous Allocation	
VDC Capella, LLC	Deferred Developer Fees	2.1%	(18% Deferred)		\$403,399	\$547,585	\$722,585	\$403,999		(18% Deferred)	2.1%		Total Developer Fee: \$2,229,166	
Additional (Excess) Funds Req'd		0.0%						\$0			0.0%			
TOTAL EQUITY SOURCES					70.4%			\$13,790,160			70.4%			
TOTAL CAPITALIZATION						\$19,591,060	\$14,346,205	\$14,521,205	\$19,591,660	15-Yr Cash Flow after Deferred Fee:				\$1,243,684

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS					Prior Underwriting		TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis		Total Costs		Applicant	TDHCA	Total Costs		Eligible Basis		%	\$	
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition			
Land Acquisition			\$7,934 / Unit	\$952,134	\$952,134	\$952,134	\$7,934 / Unit				0.0%	\$0	
Building Acquisition	\$0		\$ / Unit	\$0		\$0	\$ / Unit		\$0		0.0%	\$0	
Off-Sites			\$2,241 / Unit	\$268,961	\$268,961	\$268,961	\$2,241 / Unit				0.0%	\$0	
Site Work		\$1,515,500	\$12,629 / Unit	\$1,515,500	\$1,515,500	\$1,515,500	\$12,629 / Unit	\$1,515,500			0.0%	\$0	
Site Amenities		\$331,000	\$2,758 / Unit	\$331,000	\$331,000	\$331,000	\$2,758 / Unit	\$331,000			0.0%	\$0	
Building Cost		\$8,577,815	\$69.57 /sf	\$69,143/Unit	\$8,297,175	\$8,577,815	\$8,233,845	\$8,428,075	\$70,234/Unit	\$70.67 /sf	\$8,428,075	-1.6%	(\$130,900)
Contingency		\$724,823	6.95%	6.96%	\$724,823	\$745,175	\$724,451	\$724,823	6.87%	7.00%	\$719,220	0.0%	\$0
Contractor Fees		\$1,501,527	13.47%	13.48%	\$1,501,527	\$1,543,860	\$1,543,860	\$1,501,527	13.33%	13.66%	\$1,501,527	0.0%	\$0
Soft Costs	0	\$2,041,701		\$17,431 / Unit	\$2,091,701	\$2,091,985	\$2,091,985	\$2,091,701	\$17,431 / Unit		\$2,041,701	0.0%	\$0
Financing	0	\$449,389		\$8,519 / Unit	\$1,022,279	\$978,412	\$978,412	\$1,022,279	\$8,519 / Unit		\$449,389	0.0%	\$0
Developer Fee	\$0	\$2,229,166	14.72%	14.73%	\$2,229,166	\$2,276,631	\$2,257,199	\$2,229,166	14.61%	14.87%	\$2,229,166	0.0%	\$0
Reserves				\$5,478 / Unit	\$657,394	\$636,232	\$636,233	\$636,233	\$5,302 / Unit			3.3%	\$21,161
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED B	\$0	\$17,370,921		\$163,264 / Unit	\$19,591,660	\$19,917,705	\$19,533,580	\$19,701,399	\$164,178 / Unit		\$17,215,578	0%	-0.6% (\$109,739)
Acquisition Cost	\$0				\$0								
Contingency		\$0			\$0								
Contractor's Fee		\$0			\$0								
Financing Cost		\$0			\$0								
Developer Fee	\$0	\$0			\$0								
Reserves					\$0								
ADJUSTED BASIS / COST	\$0	\$17,370,921		\$163,264/unit	\$19,591,660	\$19,917,705	\$19,533,580	\$19,701,399	\$164,178/unit		\$17,215,578	\$0	-0.6% (\$109,739)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$19,591,660							

CAPITALIZATION / DEVELOPMENT COST BUDGET / ITEMIZED BASIS ITEMS

Capella, Brownsville, 9% HTC #18357

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction Rehabilitation
	ADJUSTED BASIS	\$0	\$17,370,921	\$0
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$17,370,921	\$0	\$17,215,578
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$22,582,197	\$0	\$22,380,252
Applicable Fraction	84.00%	84.00%	84.00%	84.00%
TOTAL QUALIFIED BASIS	\$0	\$18,969,470	\$0	\$18,799,832
Applicable Percentage	3.39%	9.00%	3.39%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$1,707,252	\$0	\$1,691,985
CREDITS ON QUALIFIED BASIS		\$1,707,252		\$1,691,985

**ANNUAL CREDIT CALCULATION
BASED ON APPLICANT BASIS**

Method	Annual Credits	Proceeds	FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price	\$0.8924	Variance to Request
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,707,252	\$15,235,703	----	----	----
Needed to Fill Gap	\$1,545,271	\$13,790,160	----	----	----
Previous Allocation	\$1,500,000	\$13,386,161	\$1,500,000	\$0	\$0

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	119,264 SF	\$69.77	8,320,765
Adjustments				
Exterior Wall Finish	1.13%		0.79	\$94,189
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.14%		2.19	261,397
Roof Adjustment(s)			1.01	120,000
Subfloor			(0.83)	(98,994)
Floor Cover			3.07	366,140
Breezeways	\$28.80	10,335	2.50	297,671
Balconies	\$29.24	12,791	3.14	374,051
Plumbing Fixtures	\$1,020	312	2.67	318,240
Rough-ins	\$500	240	1.01	120,000
Built-In Appliances	\$1,730	120	2.01	239,721
Exterior Stairs	\$2,450	26	0.53	63,700
Heating/Cooling			2.33	277,885
Storage Space	\$28.80	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Comm &/or Aux Bldgs	\$85.00	4,704	3.35	399,840
			0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.59	134,303	2.92	347,845
SUBTOTAL			96.45	11,502,450
Current Cost Multiplier	0.99		(0.96)	(115,025)
Local Multiplier	0.87		(12.54)	(1,495,319)
TOTAL BUILDING COSTS			82.94	\$9,892,107
Plans, specs, survey, bldg permits	3.30%		(2.74)	(\$326,440)
Contractor's OH & Profit	11.50%		(9.54)	(1,137,592)
NET BUILDING COSTS		\$70,234/unit	\$70.67/sf	\$8,428,075

Long-Term Pro Forma

Capella, Brownsville, 9% HTC #18357

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$938,083	\$956,845	\$975,982	\$995,501	\$1,015,411	\$1,121,096	\$1,237,781	\$1,366,610	\$1,508,848	\$1,665,890	\$1,839,277	\$2,030,711
TOTAL EXPENSES	3.00%	\$525,625	\$540,925	\$556,674	\$572,886	\$589,575	\$680,677	\$785,997	\$907,770	\$1,048,583	\$1,211,431	\$1,403,443	\$1,626,975
NET OPERATING INCOME ("NOI")		\$412,458	\$415,920	\$419,308	\$422,615	\$425,836	\$440,419	\$451,784	\$458,840	\$460,265	\$454,459	\$435,834	\$403,736
EXPENSE/INCOME RATIO		56.0%	56.5%	57.0%	57.5%	58.1%	60.7%	63.5%	66.4%	69.5%	72.7%	76.3%	80.1%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$325,162	\$325,028	\$324,888	\$324,741	\$324,588	\$323,711	\$322,616	\$321,248	\$319,540	\$317,408	\$314,745	\$311,421
DEBT COVERAGE RATIO		1.27	1.28	1.29	1.30	1.31	1.36	1.40	1.43	1.44	1.43	1.38	1.30
ANNUAL CASH FLOW													
		\$87,296	\$90,892	\$94,420	\$97,874	\$101,248	\$116,708	\$129,168	\$137,592	\$140,725	\$137,051	\$121,089	\$92,315
Deferred Developer Fee Balance		\$316,703	\$225,811	\$131,391	\$33,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$67,731	\$621,370	\$1,243,684	\$1,916,643	\$2,616,399	\$3,312,063	\$3,955,342	\$4,479,798



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Cynthia L. Bast
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Direct Fax: 512-391-4707
clbast@lockelord.com

June 10, 2019

Via Electronic Mail

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attention: Kent Bedall

Re: **Request to Amend Tax Credit Application**
Capella, Brownsville, Cameron County, Texas
TDHCA No. 18357

Dear Kent:

We represent VDC Lakeside Capella, LP ("**Owner**"), in connection with Ovation Senior Living (the "**Development**"). Owner received an allocation of low-income housing tax credits in the 2018 allocation round. We are submitting this to you on Owner's behalf to request the following amendments to Owner's tax credit application.

Change Requested

- Reduce the number of residential buildings from 10 buildings to 7 buildings.

Reasons for Amendment Request

- The original plan was to build nine (9) 2-story residential buildings and one (1) 3-story residential building, as well as the clubhouse/mail building, as reflected on the site plan submitted with the tax credit application and attached hereto as Exhibit A (the "**Application Site Plan**").
- The revised site plan is attached hereto as Exhibit B (the "**Revised Site Plan**"), which reflects six (6) 2-story residential buildings and one (1) 3-story residential building, as well as the clubhouse/mail building.

- In the Application Site Plan, six (6) of the 2-story buildings only contained eight (8) units each. Owner determined that combining those buildings into three (3) 2-story buildings containing sixteen (16) units each would create a more efficient design.
- Although this amendment will alter the number of residential buildings, it does not modify the number of units or the bedroom mix; modify the scope of tenant services; reduce the square footage of the units; significantly modify the architectural design of the Development; increase or decrease the acreage of the original site; or exclude any of the requirements referenced in Subchapters B and C of the Uniform Multifamily Rules.
- Moreover, the changes will be accompanied by a slight modification of the clubhouse, which will increase the common area available to residents.

The amendment requested here were not reasonably foreseeable by Owner. At the time of Application, the construction costs and available funding sources were aligned. Since the time of Application, construction costs and interest rates have risen, while equity pricing decreased. The reductions in cost associated with this amendment request will keep Owner's sources and uses in balance without a material adverse effect on the Development or the residents. Revised Application exhibits for the financial information are attached at Exhibit C.

Conclusion

In light of the foregoing, Owner respectfully requests TDHCA's approval to amend its tax credit application by replacing the Application Site Plan with the Revised Floor Plan.

A check in the amount of \$2,500.00 will be separately delivered for payment of the amendment fee. We request for this item to be heard at the next available Board meeting. Please contact me if you need any additional information.

Thank you for your time and attention to this matter.

Sincerely,

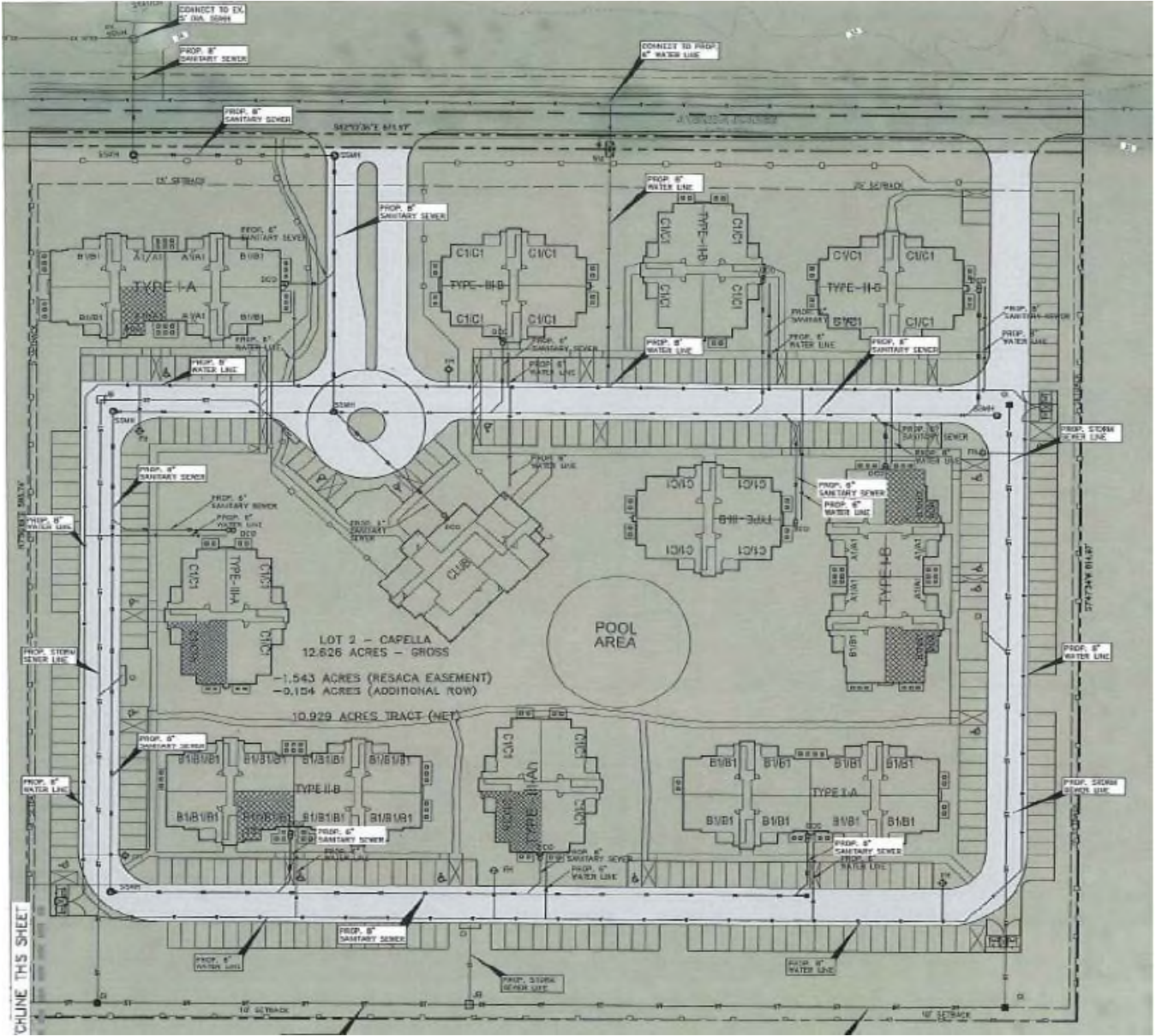


Cynthia L. Bast

cc: Manish Verma (*via email*)

EXHIBIT A

Application Site Plan

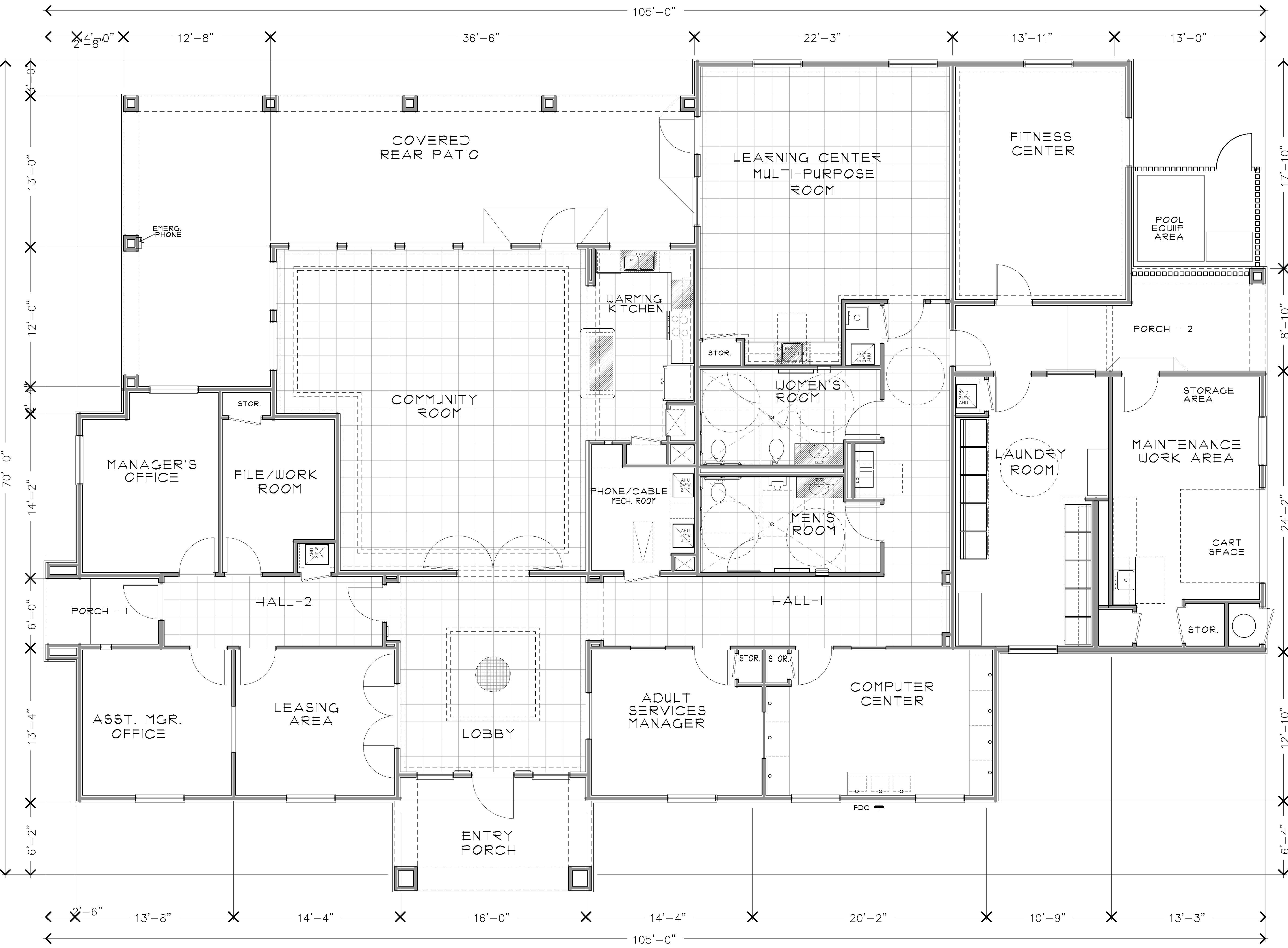




CAPELLA

FEB. 28, 2018

NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION



CLUB / LEASING	
CONDITIONED SPACE	
OPEN TO TENANTS	
COMMUNITY ROOM	874
RESTROOMS	270
MANAGER'S OFFICE	196
ASST. MANAGER'S OFFICE	184
LEASING AREA	186
ADULT SERVICES MANAGER	199
LOBBY	297
HALL - 1	356
HALL - 2	124
COMPUTER/BUSINESS CENTER	266
FITNESS CENTER	324
LAUNDRY ROOM	298
LEARNING CENTER	529
TOTAL	4,102

CONDITIONED SPACE	
RESTRICTED TO EMPLOYEES	
FILE/WORK ROOM	139
MECHANICAL/PHONE/CABLE	93
MAINTENANCE WORK AREA	339
MECHANICAL/LAUNDRY RM	12
MECHANICAL/HALL - 1	19
TOTAL	601

TOTAL CONDITIONED MARKET 4,704

UNCONDITIONED SPACE	
OPEN TO TENANTS	
COVERED PATIO	791
ENTRY PORCH	168
PORCH - 1	55
PORCH - 2	192
TOTAL	1,206

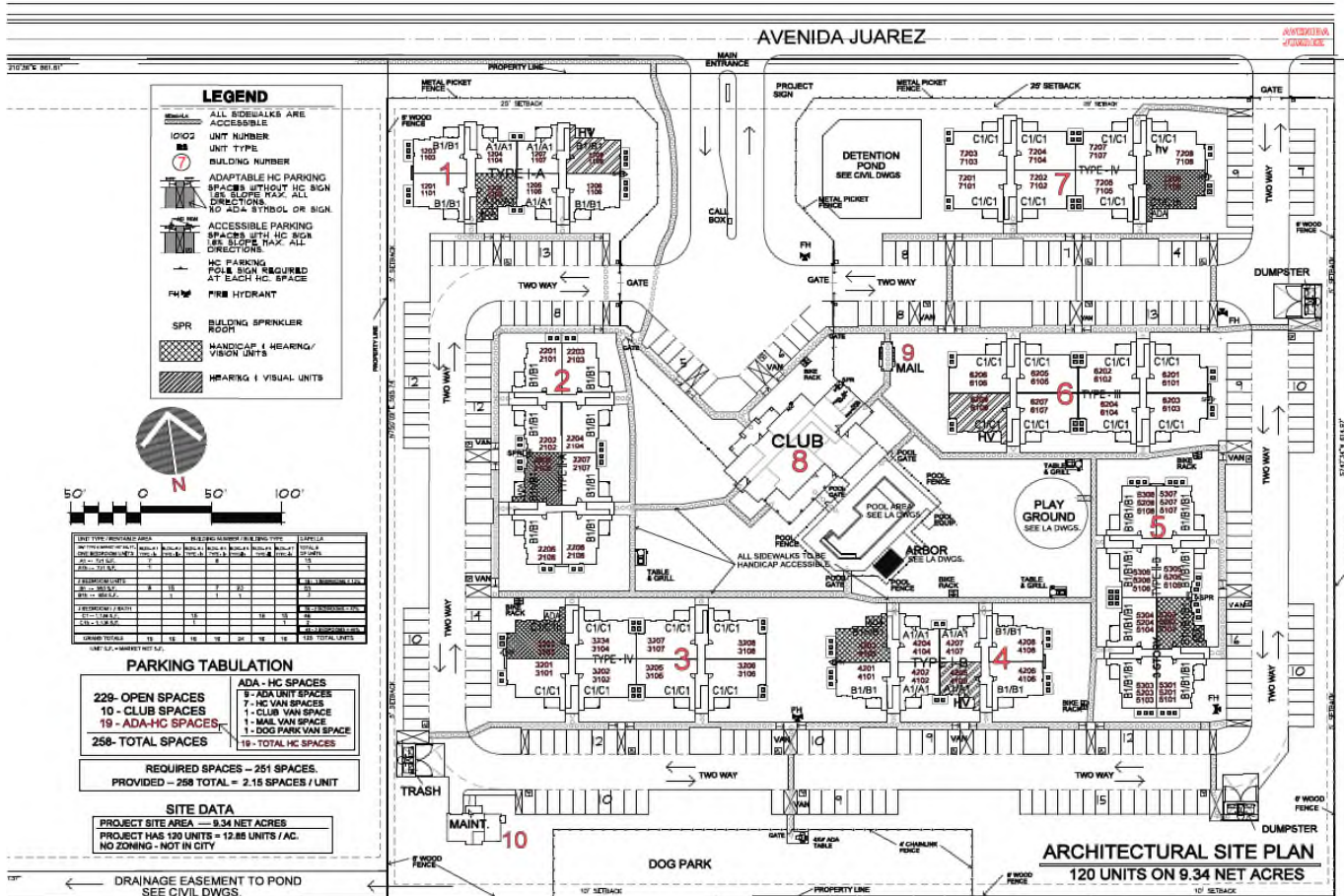
UNCONDITIONED SPACE	
RESTRICTED TO EMPLOYEES	
POOL EQUIPMENT AREA	94
TOTAL UNCONDITIONED	1,301

CLUB / OFFICE FLOOR PLAN

SCALE : 1/4"=1'-0"

EXHIBIT B

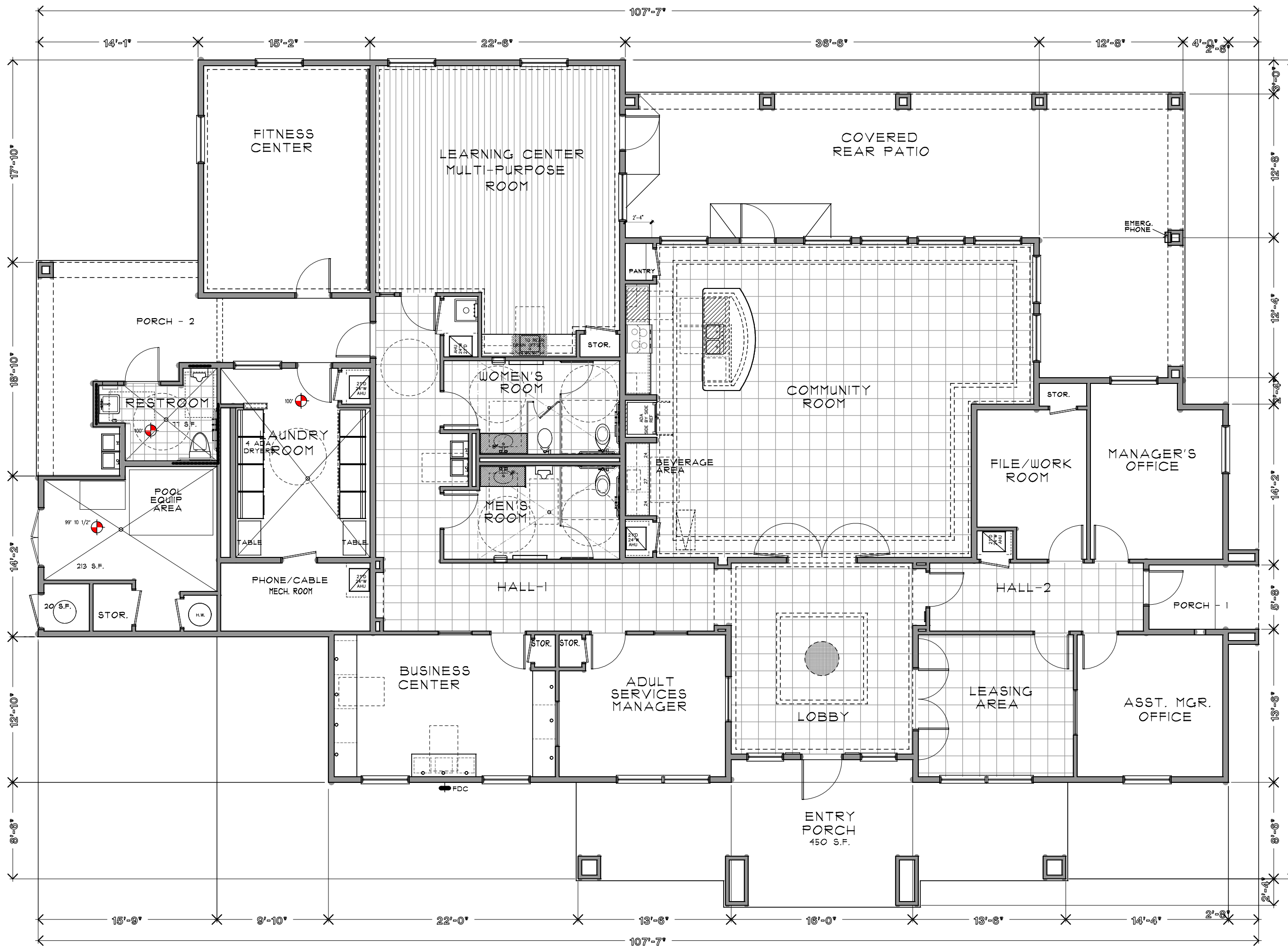
Revised Site Plan



1

CAPELLA

JUN, 5, 2011

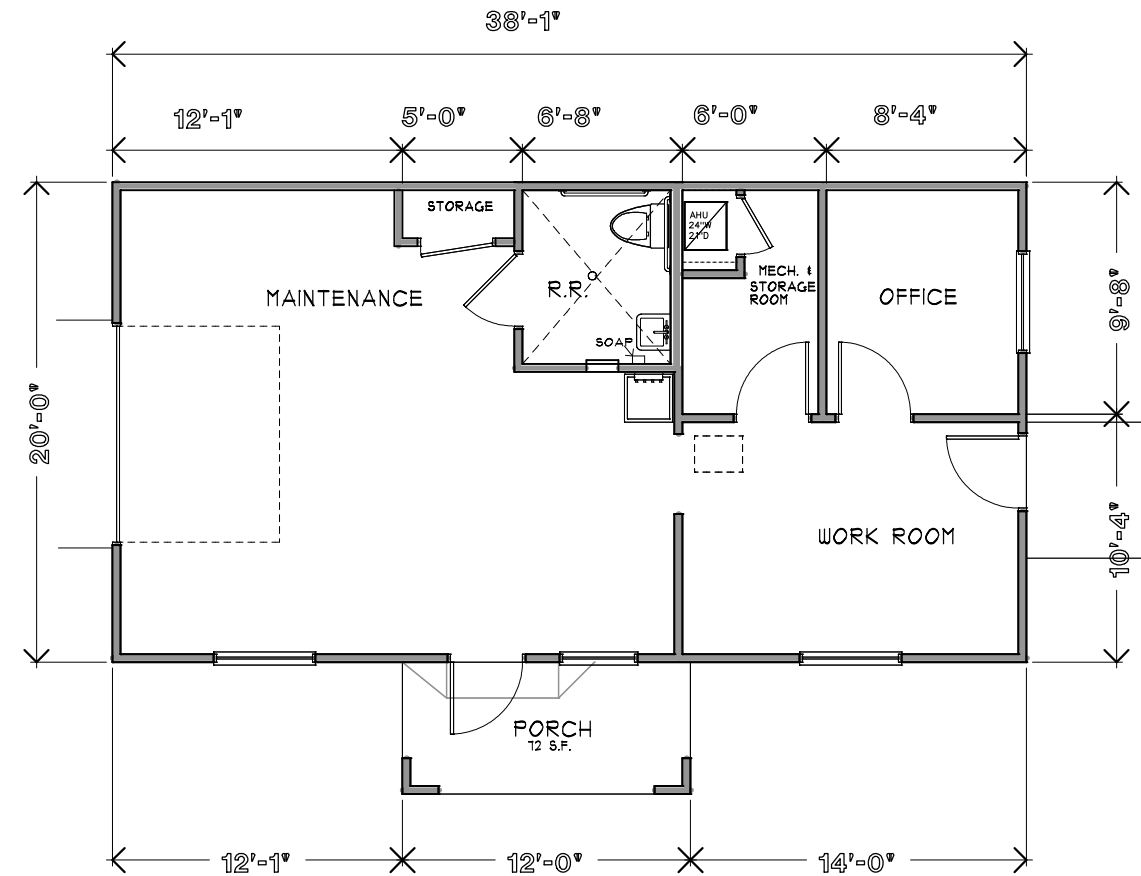


CLUB / LEASING	
CONDITIONED SPACE	
OPEN TO TENANTS	
COMMUNITY ROOM	956
RESTROOMS	283
MANAGER'S OFFICE	192
ASST. MANAGER'S OFF	180
LEASING AREA	189
ADULT SERVICES MGR	202
LOBBY	281
HALL - 1	344
HALL - 2	133
COMPUTER/BUS CTR	262
FITNESS CENTER	324
LAUNDRY ROOM	238
LEARNING CENTER	530
POOL RESTROOM	77
TOTAL	4,191
CONDITIONED SPACE	
RESTRICT. TO EMPLOY.	
FILE/WORK ROOM	139
MECH/PHONE/CABLE	91
MECH/LAUNDRY RM	12
MECH/HALL - 1	19
MECH/FILE ROOM	10
TOTAL	261
TOTAL COND. MKT	4,452
UNCONDITIONED SPACE	
OPEN TO TENANTS	
COVERED PATIO	791
ENTRY PORCH	450
PORCH - 1	55
PORCH - 2	285
TOTAL	1,581
UNCONDITIONED SPACE	
RESTRICTED TO EMPLOY.	
POOL EQUIP AREA	213
SPRINKLER RISER ROOM	23
TOTAL UNCONDITIONED	1,817

CLUB / OFFICE FLOOR PLAN

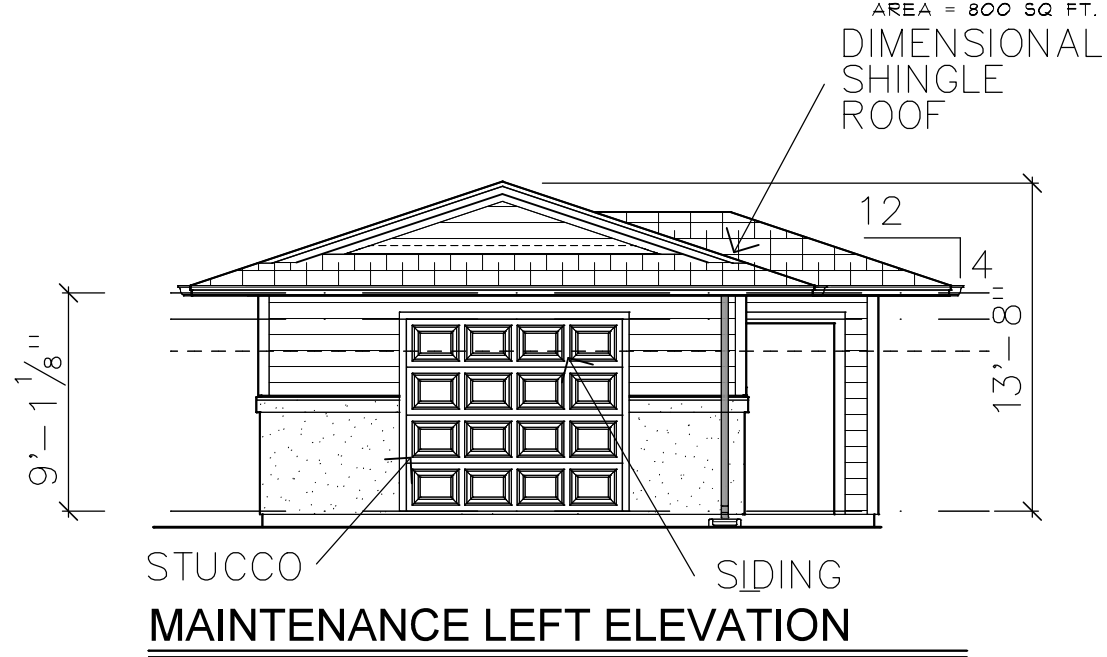
SCALE : 1/4" = 1'-0"





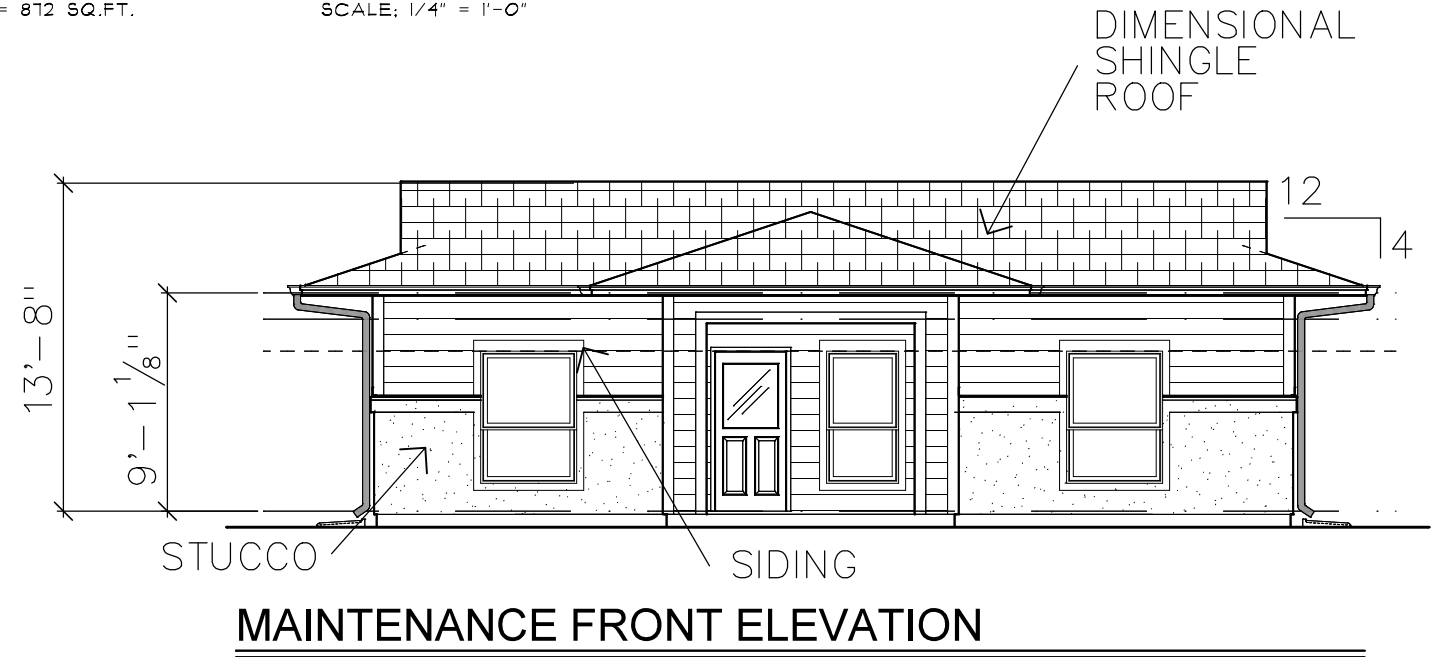
MAINTENANCE AND STORAGE BUILDING PLAN

AREA = 800 SQ. FT. SLAB AREA = 812 SQ. FT. SCALE: 1/4" = 1'-0"



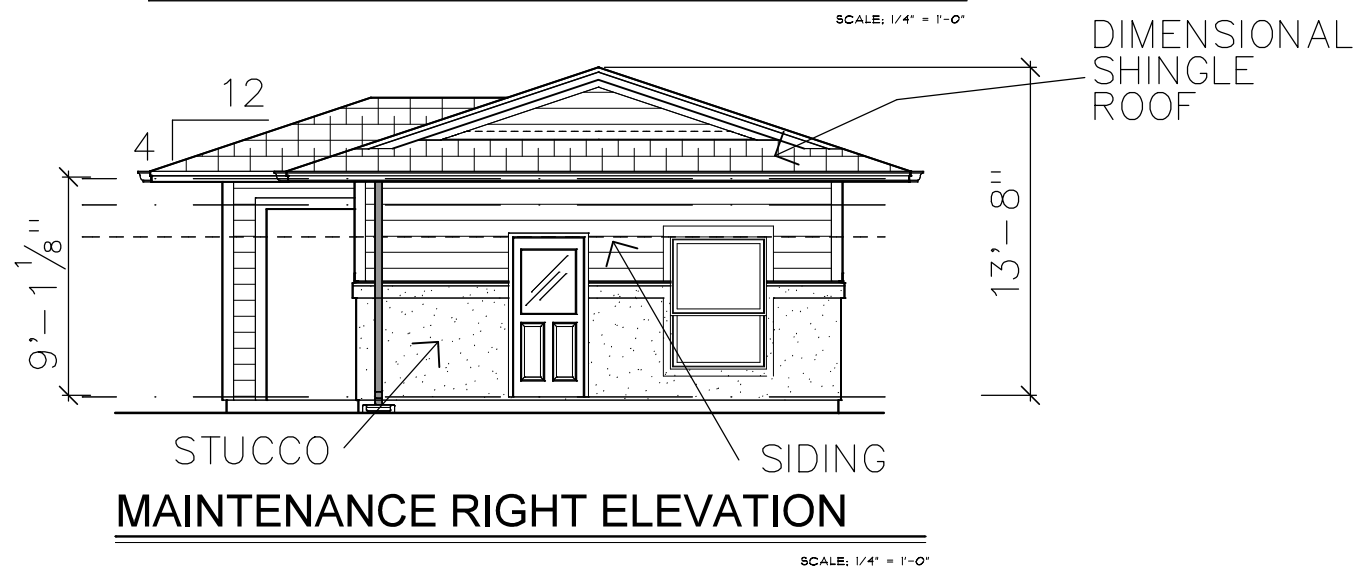
MAINTENANCE LEFT ELEVATION

SCALE: 1/4" = 1'-0"



MAINTENANCE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



MAINTENANCE RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

EXHIBIT C

Updated Amendment Exhibits

Rent Schedule (Continued)

		% of LI	% of Total	
HOUSING TAX CREDITS	TC30%	11%	9%	11
	TC40%			0
	TC50%	21%	18%	21
	TC60%	68%	58%	69
	HTC LI Total			101
	EO			0
	MR			19
	MR Total			19
	Total Units			120
	MORTGAGE REVENUE BOND	MRB30%		
MRB40%				0
MRB50%				0
MRB60%				0
MRB LI Total				0
MRBMR				0
MRBMR Total				0
MRB Total				0

		% of LI	% of Total	
NATIONAL HOUSING TRUST FUND	HTF30%			0
	HTF40%			0
	HTF50%			0
	HTF60%			0
	HTF80%			0
	HTF LI Total			0
	MR			0
	MR Total			0
	HTF Total			0
	DIRECT LOAN	30%		
LH/50%				0
HH/60%				0
HH/80%				0
Direct Loan LI Total				0
EO				0
MR				0
MR Total				0
Direct Loan Total			0	
OTHER			Total OT Units	0

BEDROOMS	0			0
	1			16
	2			56
	3			48
	4			0
	5			0

ACQUISITION + HARD		DO NOT USE THIS CALCULATION TO
Cost Per Sq Ft	\$ 103.72	SCORE POINTS UNDER 11.9(e)(2). At the
HARD		end of the Development Cost Schedule,
Cost Per Sq Ft	\$ 103.72	you will have the ability to adjust your
BUILDING		eligible costs to qualify. Points will be
Cost Per Sq Ft	\$ 69.57	entered there.

Utility Allowances [§10.614]

Applicant must attach to this form as documentation to support the "Utility Allowance" estimate used in completing the Rent Schedule provided in the Application. Where the Applicant uses any method that requires Department review, such review must have been requested prior to submission of the Application. Please see 10 TAC §10.614. This exhibit must clearly indicate which utility costs are included in the estimate.

If tenants will be required to pay any other mandatory fees (e.g. renter's insurance) please provide an estimate, description and documentation of those as well.

Utility	Who Pays	Energy Source	0BR	1BR	2BR	3BR	4BR	Source of Utility Allowance & Effective Date
Heating	Tenant	Electric		\$ 5	\$ 6	\$ 6		HA of City of Brownsville & 6.1.17
Cooking	Tenant	Electric		\$ 4	\$ 6	\$ 8		HA of City of Brownsville & 6.1.17
Other Electric	Tenant			\$ 16	\$ 22	\$ 28		HA of City of Brownsville & 6.1.17
Air Conditioning	Tenant	Electric		\$ 16	\$ 22	\$ 29		HA of City of Brownsville & 6.1.17
Water Heater	Tenant	Electric		\$ 9	\$ 11	\$ 14		HA of City of Brownsville & 6.1.17
Water	Landlord			\$ 20	\$ 23	\$ 26		HA of City of Brownsville & 6.1.17
Sewer	Landlord			\$ 20	\$ 25	\$ 31		HA of City of Brownsville & 6.1.17
Trash	Landlord			\$ 30	\$ 30	\$ 30		HA of City of Brownsville & 6.1.17
Flat Fee								
Other	Tenant	Electric		\$ 7	\$ 7	\$ 7		HA of City of Brownsville & 6.1.17
Total Paid by Tenant			\$ -	\$ 57	\$ 74	\$ 92	\$ -	



Other (Describe)

If a revised form is submitted, date of submission:

ANNUAL OPERATING EXPENSES

General & Administrative Expenses				
Accounting	\$	8,000		
Advertising	\$	9,000		
Legal fees	\$	4,800		
Leased equipment	\$	0		
Postage & office supplies	\$	2,100		
Telephone	\$	8,220		
Other	\$	8,760		
Other	\$	<i>describe</i>		
Total General & Administrative Expenses:			\$	40,880
Management Fee:	Percent of Effective Gross Income:	5.00%	\$	46,905
Payroll, Payroll Tax & Employee Benefits				
Management	\$	62,000		
Maintenance	\$	35,000		
Other	\$	27,653		
Other	\$	<i>Taxes and Benefits describe</i>		
Total Payroll, Payroll Tax & Employee Benefits:			\$	124,653
Repairs & Maintenance				
Elevator	\$			
Exterminating	\$	2,400		
Grounds	\$	9,000		
Make-ready	\$	7,380		
Repairs	\$	27,715		
Pool	\$	2,100		
Other	\$	12,900		
Other	\$	<i>Landscape Costs</i>		
Total Repairs & Maintenance:			\$	61,495
Utilities (Enter Only Property Paid Expense)				
Electric	\$	27,000		
Natural gas	\$			
Trash	\$	7,200		
Water/Sewer	\$	62,232		
Other	\$			
Other	\$			
Total Utilities:			\$	96,432
Annual Property Insurance:	Rate per net rentable square foot:	\$ 0.38	\$	45,320
Property Taxes:				
Published Capitalization Rate:		Source:		
Annual Property Taxes	\$	75,900		
Payments in Lieu of Taxes	\$			
Total Property Taxes:			\$	75,900
Reserve for Replacements:	Annual reserves per unit:	\$ 250	\$	30,000
Other Expenses				
Cable TV	\$			
Supportive Services (Staffing/Contracted Services)	\$			
TDHCA Compliance fees	\$	4,040		
TDHCA Bond Administration Fees (TDHCA as Bond Issuer <u>Only</u>)	\$			
Security	\$			
Other	\$			
Other	\$			
Total Other Expenses:			\$	4,040
TOTAL ANNUAL EXPENSES		Expense per unit: \$ 4380	\$	525,625
		Expense to Income Ratio: 56.03%		
NET OPERATING INCOME (before debt service)			\$	412,458
Annual Debt Service				
<i>Dougherty and Company</i>	\$	325,163		
	\$			
	\$			
	\$			
TOTAL ANNUAL DEBT SERVICE			\$	325,163
		Debt Coverage Ratio: 1.27		
NET CASH FLOW			\$	87,295

If a revised form is submitted, date of submission:

Dougherty Mortgage LLC - 15 Year Proforma

Capella

INCOME	LEASE-UP	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME		\$992,544	\$1,012,395	\$1,032,643	\$1,053,296	\$1,074,362	\$1,095,849	\$1,117,766	\$1,140,121	\$1,162,923	\$1,186,182	\$1,309,641
Secondary Income		21,600	22,032	22,473	22,922	23,381	23,848	24,325	24,812	25,308	25,814	28,501
POTENTIAL GROSS ANNUAL INCOME		\$1,014,144	\$1,034,427	\$1,055,115	\$1,076,218	\$1,097,742	\$1,119,697	\$1,142,091	\$1,164,933	\$1,188,231	\$1,211,996	\$1,338,141
Provision for Vacancy & Collection Loss		76,061	77,582	79,134	80,717	82,331	83,977	85,657	87,370	89,118	90,900	100,361
Rental Concessions												
EFFECTIVE GROSS ANNUAL INCOME		\$938,083	\$956,845	\$975,982	\$995,501	\$1,015,411	\$1,035,719	\$1,056,434	\$1,077,562	\$1,099,114	\$1,121,096	\$1,237,781
EXPENSES												
General & Administrative Expenses		\$ 40,880	\$42,106	\$43,370	\$44,671	\$46,011	\$47,391	\$48,813	\$50,277	\$51,786	\$53,339	\$61,835
Management Fee		\$ 46,905	\$47,842	\$48,799	\$49,775	\$50,771	\$51,786	\$52,822	\$53,878	\$54,956	\$56,055	\$61,889
Payroll, Payroll Tax & Employee Benefits		\$ 124,653	\$128,393	\$132,244	\$136,212	\$140,298	\$144,507	\$148,842	\$153,307	\$157,907	\$162,644	\$188,549
Repairs & Maintenance		\$ 61,495	\$63,340	\$65,240	\$67,197	\$69,213	\$71,290	\$73,428	\$75,631	\$77,900	\$80,237	\$93,017
Electric & Gas Utilities		\$ 27,000	\$27,810	\$28,644	\$29,504	\$30,389	\$31,300	\$32,239	\$33,207	\$34,203	\$35,229	\$40,840
Water, Sewer & Trash Utilities		\$ 69,432	\$71,515	\$73,660	\$75,870	\$78,146	\$80,491	\$82,905	\$85,393	\$87,954	\$90,593	\$105,022
Annual Property Insurance Premiums		\$ 45,320	\$46,680	\$48,080	\$49,522	\$51,008	\$52,538	\$54,114	\$55,738	\$57,410	\$59,132	\$68,551
Property Tax		\$ 75,900	\$78,177	\$80,522	\$82,938	\$85,426	\$87,989	\$90,629	\$93,347	\$96,148	\$99,032	\$114,806
Reserve for Replacements		\$ 30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896	\$38,003	\$39,143	\$45,378
Other Expenses:		\$ 4,040	\$4,161	\$4,286	\$4,415	\$4,547	\$4,683	\$4,824	\$4,969	\$5,118	\$5,271	\$6,111
TOTAL ANNUAL EXPENSES		\$ 525,625	\$540,924	\$556,673	\$572,885	\$589,574	\$606,754	\$624,438	\$642,643	\$661,384	\$680,676	\$785,996
NET OPERATING INCOME		\$412,458	\$415,921	\$419,308	\$422,616	\$425,837	\$428,966	\$431,995	\$434,919	\$437,730	\$440,420	\$451,785
DEBT SERVICE												
First Deed of Trust Annual Loan Payment		\$325,163	\$325,163	\$325,163	\$325,163	\$325,163	\$325,163	\$325,163	\$325,163	\$325,163	\$325,163	\$325,163
Second Deed of Trust Annual Loan Payment												
Third Deed of Trust Annual Loan Payment												
Other Annual Required Payment:												
NET CASH FLOW		\$87,295	\$90,758	\$94,145	\$97,453	\$100,674	\$103,803	\$106,832	\$109,756	\$112,567	\$115,257	\$126,622
Debt Coverage Ratio		1.27	1.28	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.35	1.39

Jeff Rogers
 Senior Vice President
 Dougherty Mortgage LLC
 16775 Addison Road, Suite 470
 Addison, TX 75001
 972-735-2817 (Office)
jrogers@doughertymarkets.com

By signing below I (we) are certifying that the above 15 year proforma is consistent with the unit rental assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the terms sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this proforma for points under 11.9(e)(1) relating to Financial Feasibility)

Jeffery L. Rogers

6/11/2019

Development Cost Schedule

Self Score Total: 12

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the total development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:

TOTAL DEVELOPMENT SUMMARY			Scratch Paper/Notes
Total Cost	Eligible Basis (If Applicable)		
	Acquisition	New/Rehab.	
ACQUISITION			
Site acquisition cost	952,134		
Existing building acquisition cost			
Closing costs & acq. legal fees			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			
Subtotal Acquisition Cost	\$952,134	\$0	
OFF-SITES²			
Off-site concrete			
Storm drains & devices			
Water & fire hydrants			
Off-site utilities	36,305		
Sewer lateral(s)			
Off-site paving	222,656		
Off-site electrical			
PLEASE SPECIFY - see footnote 1	10,000		
Other (specify) - see footnote 1			
Subtotal Off-Sites Cost	\$268,961	\$0	
SITE WORK³			
Demolition			
Asbestos Abatement (Demolition Only)			
Detention			
Rough grading	340,000	340,000	
Fine grading		0	
On-site concrete	22,000	22,000	
On-site electrical		0	
On-site paving	450,000	450,000	
On-site utilities	700,000	700,000	
Decorative masonry	0	0	
Bumper stops, striping & signs	3,500	3,500	
Other (specify) - see footnote 1			
Subtotal Site Work Cost	\$1,515,500	\$1,515,500	
SITE AMENITIES			
Landscaping	150,000	150,000	
Pool and decking	100,000	100,000	
Athletic court(s), playground(s)		0	
Fencing	81,000	81,000	
Other (specify) - see footnote 1			
Subtotal Site Amenities Cost	\$331,000	\$331,000	

BUILDING COSTS*:

Concrete	465,541		465,541
Masonry	978,415		978,415
Metals	72,000		72,000
Woods and Plastics	2,183,618		2,183,618
Thermal and Moisture Protection	97,800		97,800
Roof Covering	70,000		70,000
Doors and Windows	257,859		257,859
Finishes	1,143,086		1,143,086
Specialties	32,060		32,060
Equipment	238,700		238,700
Furnishings			
Special Construction			
Conveying Systems (Elevators)			
Mechanical (HVAC; Plumbing)	1,542,096		1,542,096
Electrical	666,000		666,000

Individually itemize costs below:

Detached Community Facilities/Building	550,000		550,000
Carports and/or Garages			
Lead-Based Paint Abatement			
Asbestos Abatement (Rehabilitation Only)			
Structured Parking			
Commercial Space Costs			
Other (specify) - see footnote 1			
Subtotal Building Costs Before 11.9(e)(2)	\$8,297,175	\$0	\$8,297,175

Voluntary Eligible Building Costs (After 11.9(e)(2))* Enter amount to be used to achieve desired score.	\$71.92 psf	\$8,577,815
---	-------------	-------------

TOTAL BUILDING COSTS & SITE WORK (including site amenities)	\$10,143,675	\$0	\$10,143,675
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Contingency	6.96%	\$724,823		724,823
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TOTAL HARD COSTS	\$11,137,459	\$0	\$10,868,498
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OTHER CONSTRUCTION COSTS	%THC			%EHC
General requirements (<6%)	5.82%	647,729	647,729	5.96%
Field supervision (within GR limit)			0	
Contractor overhead (<2%)	1.84%	204,911	204,911	1.89%
G & A Field (within overhead limit)			0	
Contractor profit (<6%)	5.83%	648,887	648,887	5.97%

TOTAL CONTRACTOR FEES	\$1,501,527	\$0	\$1,501,527
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TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)	\$12,638,986	\$0	\$12,370,025
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Voluntary Eligible "Hard Costs" (After 11.9(e)(2))* Enter amount to be used to achieve desired score.	\$0.00 psf	
---	------------	--

*To score points under §11.9(e)(2) related to Cost of Development per Square Foot, the Voluntary Eligible Building Costs OR the Voluntary Eligible Hard Costs indicated above must fall within the required thresholds. If voluntary costs are not entered, staff will consider the Subtotal Building Cost or the Total Construction Contract costs, as applicable. Enter score for Building OR Hard Costs at end of form.

OTHER FINANCING COSTS³

Tax credit fees	98,000		
Tax and/or bond counsel			
Payment bonds	113,840		
Performance bonds			
Credit enhancement fees			
Mortgage insurance premiums			
Cost of underwriting & issuance			
Syndication organizational cost			
Tax opinion			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			
Subtotal Financing Cost	\$1,022,279	\$0	\$449,389

DEVELOPER FEES³

Housing consultant fees ⁴			
General & administrative	594,444		594,444
Profit or fee	1,634,722		1,634,722
Subtotal Developer Fees 14.73%	\$2,229,166	\$0	\$2,229,166

RESERVES

Rent-up	232,000		
Operating	425,394		
Replacement			
Escrows			
Subtotal Reserves	\$657,394	\$0	\$0

TOTAL HOUSING DEVELOPMENT COSTS⁵

\$19,591,660	\$0	\$17,090,281
--------------	-----	--------------

The following calculations are for HTC Applications only.

Deduct From Basis:

Federal grants used to finance costs in Eligible Basis			
Non-qualified non-recourse financing			
Non-qualified portion of higher quality units §42(d)(5)			
Historic Credits (residential portion only)			
Total Eligible Basis		\$0	\$17,090,281
**High Cost Area Adjustment (100% or 130%)			130%
Total Adjusted Basis		\$0	\$22,217,365
Applicable Fraction		84%	84%
Total Qualified Basis	\$18,663,004	\$0	\$18,663,004
Applicable Percentage ⁶		9.00%	9.00%
Credits Supported by Eligible Basis (May be greater than actual request)	\$1,679,670	\$0	\$1,679,670

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that figure is not rounding down to the maximum dollar figure to support the elected points.

Requested Score for 11.9(e)(2)

12

Name of contact for Cost Estimate: **Tye Burch**

Phone Number for Contact: **210-493-0550**

If a revised form is submitted, date of submission:

Financing Narrative and Summary of Sources and Uses

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

Financing Participants	Funding Description	Construction Period		Lien Position	Permanent Period					Lien Position
		Loan/Equity Amount	Interest Rate (%)		Loan/Equity Amount	Interest Rate (%)	Amort - ization	Term (Yrs)	Syndication Rate	
Debt										
TDHCA	MF Direct Loan Const. to Perm. (Repayable)	\$0	0.00%		\$ -	0.00%	30	0		
TDHCA	MF Direct Loan Const. Only (Repayable)	\$0	0.00%							
TDHCA	Multifamily Direct Loan (Soft Repayable)	\$0	0.00%		\$ -	0.00%		0		
TDHCA	Mortgage Revenue Bond	\$0	0.00%		\$ -	0.00%	0	0		
Dougherty and Company	Conventional/FHA	\$5,800,000	4.45%	1	\$ 5,800,000	4.45%	40	40		1
Third Party Equity										
Hudson Housing Capital, LLC	HTC \$ 1,500,000	\$ 12,315,268			\$ 13,386,161				0.8925	
Grant										
City of Brownsville	In-Kind Contribution	\$ 1,000			\$ 1,000					
Cameron County HFC	Private Grant	\$ 500			\$ 500					
Deferred Developer Fee										
VDC Capella, LLC		\$ 1,474,892			\$ 403,399					
Other										
	Direct Loan Match									
Total Sources of Funds		\$ 19,591,660			\$ 19,591,060					
Total Uses of Funds					\$ 19,591,660					

INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).

Dougherty Mortgage LLC will provide a FHA Section 221(d)4 loan; an interim construction loan for construction of the improvements and a permanent loan in the amount of \$5,800,000. The interest rate on the combined loan proceeds is currently anticipated to be loaned at a rate of 4.45% plus 25 bps for MIP, with payments based on a 40 year amortization over a 40 year term. The equity will be advanced from Hudson Housing Capital LLC in the estimated amount of \$13,386,161. The syndication proceeds are to be based on \$0.8925 per dollar of tax credits. The Development Owner has received a commitment for an in-kind contribution from The City of Brownsville in the amount of \$1,000, and a grant from the Cameron County HFC in the amount of \$500. The developer will defer a portion of the developer fee to make the development financially feasible.

Describe the replacement reserves:

The replacement reserves have been budgeted at \$250/unit/year, as required by both Hudson Housing and Dougherty and Company. In addition, Dougherty and Company requires a Working Capital Reserve and Operating Reserve. The Working Capital Reserve is budgeted at \$232,000, and the Operating Reserve is budgeted at \$425,394, which is also consistent with Hudson Housing's requirements.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments:

No rental subsidies, operating subsidies, and/or project based assistance has been anticipated for this development.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date

Telephone: _____

Email address: _____

If a revised form is submitted, date of submission: _____

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
JULY 25, 2019

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Ovation Senior Living (HTC #18358)

RECOMMENDED ACTION

WHEREAS, Ovation Senior Living (the Development) received an award of 9% Housing Tax Credits (HTCs) in 2018 for the construction 124 new multifamily units in Olmito, Cameron County;

WHEREAS, VDC Lakeside Sedona, LP (the Development Owner or Owner) requests approval for a reduction in the common area clubhouse from 8,047 to 5,959 square feet, representing a reduction of 26% or 2,008 square feet from the original design of the clubhouse represented at Application;

WHEREAS, the Owner's request also includes revisions to the site design plan represented at Application that includes the removal of 45 storage units, one residential building, the porte cochere, and a reduction in the number of parking spaces;

WHEREAS, Board approval is required for a reduction of three percent or more in the square footage of the common areas as directed in Tex. Gov't Code §2306.6712(d)(4) and 10 TAC §10.405(a)(4)(D) and for a significant modification of the site plan as directed in Tex. Gov't Code §2306.6712(d)(1) and 10 TAC §10.405(a)(4)(A), and the Owner has complied with the amendment requirements therein; and


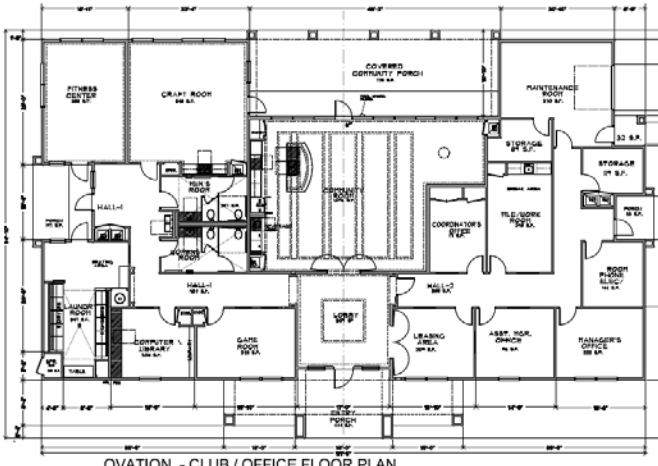
WHEREAS, the requested changes do not negatively affect the Development, impact the viability of the transaction, impact the scoring of the application, or affect the amount of the tax credits awarded;

NOW, therefore, it is hereby

RESOLVED, that the requested amendments for Ovation Senior Living are approved as presented at this meeting, and the Acting Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Ovation Senior Living received a 9% HTC award in 2018 in the amount of \$1,500,000 to construct 124 units in Olmito, Cameron County, of which 105 units are designated as rent and income restricted. In a letter dated May 15, 2019, Cynthia L. Bast, the representative for the Development Owner, requested approval for a material amendment to the original common area design plan and changes to the site plan. The request seeks approval for a reduction in the common area from a three-story, attached clubhouse of 8,047 square feet to a one-story, detached clubhouse of 5,959 square feet. This represents a 26% or 2,088 reduction in the square feet from the original design represented at Application. A comparison of the floor plans from application to now is in the table below.

Material Alterations as defined in Tex. Gov't Code §2306.6712(d)(4) and 10 TAC §10.405(a)(4)(D)	
Application	Amendment
Common Area: 8,047 square feet	Common Area: 5,959 square feet (2,088 square feet or a 26% reduction)
 <p style="text-align: center;">CLUBHOUSE FLOOR PLAN</p>	 <p style="text-align: center;">OVATION - CLUB / OFFICE FLOOR PLAN</p>

The amendment request letter states that the revised clubhouse is comprised of 5,959 square feet of air-conditioned tenant common area and 1,468 square feet of covered outdoor space. However, based on the revised floor plan for the clubhouse, the 5,959 square feet consists of 4,989 square feet of conditioned space open to tenants and 970 square feet of conditioned space

restricted to employees, which were 7,358 square feet and 970 square feet, respectively, at application. The revised floor plan for the clubhouse also reflects 1,371 square feet of unconditioned space open to tenants (1,627 square feet at application).

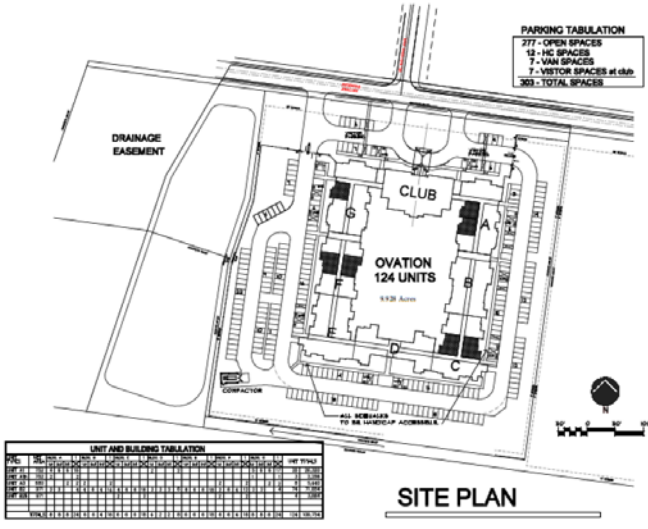
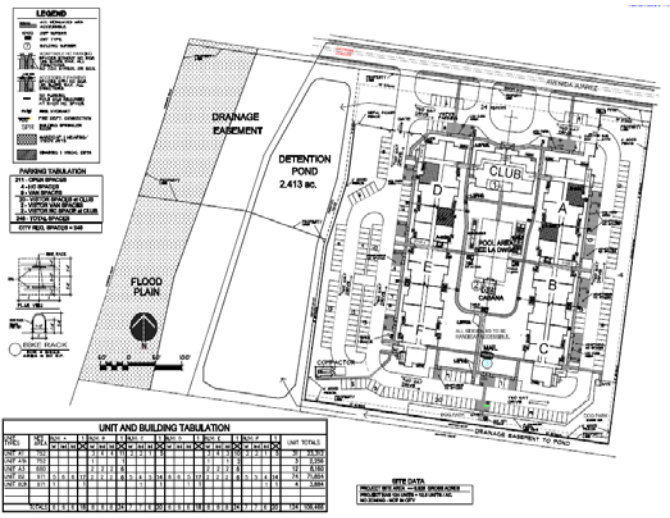
The Owner also requested approval for changes made to the site design for cost saving purposes. These changes are considered material under 10 TAC §10.405(a)(4)(A). The Owner indicates they will remove building “D” from the site plan, which will in turn omit the 45 storage units included in that building. The removal of the storage units do not materially alter the Development nor will affect the scoring of the Application. There were also eight residential units located in building “D” which were relocated to buildings “C” and “F”, increasing the residential units in both buildings from 16 at Application to 20. New building plans were provided for both buildings reflecting the four units that were added to each building. It should also be noted that there have been no changes to the unit plans for the Development. The Net Rentable Area decreased slightly (0.26%) from 109,754 to 109,466 square feet, but this was due to a change in the number of unit types due to the removal of building “D” and the re-distribution of those units into other buildings. As originally proposed, the Development would consist of one three-story wrap building (treated as seven residential “buildings”) that included the clubhouse, but now, the Development will have two physical residential buildings (treated as three “buildings” each) and a separate one-story clubhouse.

The Owner also requested to remove the porte cochere as the design of the clubhouse changed from a three-story, attached building to a one-story, detached building. The porte cochere was to be located in the front of the clubhouse and was approximately three-stories high. As the clubhouse is now proposed to only be one-story, the porte cochere no longer makes architectural or financial sense. This is considered a non-material amendment under 10 TAC §10.405(a)(3).

The Owner has also identified changes to the parking that was proposed at Application. Originally, the parking was designed with 303 spaces with 16 spaces dedicated as accessible. With the revised design, the Owner will eliminate 55 spaces, bringing the total to 248, with 17 spaces dedicated as accessible. The Owner indicated that the reduction of the parking spaces was due to the redesign of the buildings, which affected accessible pathways, required additional staircases because the building no longer wrapped around, and due to the addition of bike racks that were required by the city. Since the city requires a total of 248 parking spaces (two per unit) for the Development, the Development will continue to meet the requirement in 10 TAC §10.101(b)(4)(M) of the 2018 Uniform Multifamily Rules, which specifies that adequate parking spaces consistent with local code must be available at no cost to the tenants. Additionally, staff has confirmed that the accessible parking spaces were adequately distributed throughout the site.

The following table is a comparison of the original and amended site design plans:

Minor Alterations under 10 TAC §10.405(a)(3)(A)

Application	Amendment
<p>Residential Buildings: 7</p> <p>Storage Spaces: 45</p> <p>Porte Cochere: 1</p> <p>Total Parking Spaces: 303</p> 	<p>Residential Buildings: 6</p> <p>Storage Spaces: 0</p> <p>Porte Cochere: 0</p> <p>Total Parking Spaces: 248</p> 

The Owner’s representative explained that construction costs and interest rates have risen while equity pricing has decreased, so in order for the Development to remain feasible, some design modifications and material changes were required to keep the Owner’s sources and uses in balance without materially affecting the Development or its future residents.

The Owner explained that the reduced size of the common area will result in cost savings in construction costs, utility and maintenance expenses and provide a more effective layout that is more proportionately sized for the Development. The Owner has confirmed that the cumulative point value of the site amenities and clubhouse amenities will meet the Common Amenities point requirements at Application.

The Owner provided updated financial exhibits and new term sheets for the permanent financing and equity. As a result of this proposed amendment, the Owner reduced the Development Costs by \$322,956. Staff confirmed that equity pricing decreased from \$0.92 at Application to \$0.89. This represents a \$412,459 decrease in syndication proceeds. The proposed permanent interest rate increased from 4.25% at Application to 4.45% at the time of this amendment. However, the underwritten interest rate decreased from 4.50% to 4.45%. The permanent loan amount increased from \$4,750,000 proposed (\$4,590,000 recommended) at Application to \$4,900,000. The developer fee and deferred developer fee decreased from the estimates at application, by \$45,625 and \$60,497, respectively.

Staff has conducted an analysis using the current cost estimates and financing structure and has determined that the proposed changes noted above would not have impacted the scoring of the Application and that the Development remains feasible and supports the tax credit allocation previously awarded.

Staff recommends approval of the amendment request as presented.

UNIT MIX/RENT SCHEDULE
Ovation Senior Living, Brownsville, 9% HTC #18358

LOCATION DATA	
CITY:	Brownsville
COUNTY:	Cameron
Area Median Income	\$37,900
PROGRAM REGION:	11

UNIT DISTRIBUTION							
# Beds	# Units	% Total	Assisted	MDL	Income	# Units	% Total
Eff	-	0.0%	0	0	30%	11	8.9%
1	46	37.1%	0	0	40%	-	0.0%
2	78	62.9%	0	0	50%	21	16.9%
3	-	0.0%	0	0	60%	73	58.9%
4	-	0.0%	0	0	MR	19	15.3%
TOTAL	124	100.0%	-	-	TOTAL	124	100.0%

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	84.61%
APP % Acquisition	3.39%
APP % Construction	9.00%
Average Unit Size	883 sf

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$330	2	1	1	680	\$330	\$57	\$273	\$0	\$0.40	\$273	\$546	\$546	\$273	\$0.40	\$0	\$740	\$1.09	\$740
TC 50%	\$550	3	1	1	680	\$550	\$57	\$493	\$0	\$0.73	\$493	\$1,479	\$1,479	\$493	\$0.73	\$0	\$740	\$1.09	\$740
TC 60%	\$660	6	1	1	680	\$660	\$57	\$603	\$0	\$0.89	\$603	\$3,618	\$3,618	\$603	\$0.89	\$0	\$740	\$1.09	\$740
MR		1	1	1	680	\$0	\$57		NA	\$0.93	\$635	\$635	\$635	\$635	\$0.93	NA	\$635	\$0.93	\$740
TC 30%	\$330	2	1	1	752	\$330	\$57	\$273	\$0	\$0.36	\$273	\$546	\$546	\$273	\$0.36	\$0	\$790	\$1.05	\$790
TC 50%	\$550	5	1	1	752	\$550	\$57	\$493	\$0	\$0.66	\$493	\$2,465	\$2,465	\$493	\$0.66	\$0	\$790	\$1.05	\$790
TC 60%	\$660	21	1	1	752	\$660	\$57	\$603	\$0	\$0.80	\$603	\$12,663	\$12,663	\$603	\$0.80	\$0	\$790	\$1.05	\$790
MR		6	1	1	752	\$0	\$57		NA	\$0.84	\$635	\$3,810	\$3,810	\$635	\$0.84	NA	\$635	\$0.84	\$790
TC 30%	\$396	7	2	2	971	\$396	\$74	\$322	\$0	\$0.33	\$322	\$2,254	\$2,254	\$322	\$0.33	\$0	\$925	\$0.95	\$925
TC 50%	\$661	13	2	2	971	\$661	\$74	\$587	\$0	\$0.60	\$587	\$7,631	\$7,631	\$587	\$0.60	\$0	\$925	\$0.95	\$925
TC 60%	\$793	46	2	2	971	\$793	\$74	\$719	\$0	\$0.74	\$719	\$33,074	\$33,074	\$719	\$0.74	\$0	\$925	\$0.95	\$925
MR		12	2	2	971	\$0	\$74		NA	\$0.77	\$750	\$9,000	\$9,000	\$750	\$0.77	NA	\$750	\$0.77	\$925
TOTALS/AVERAGES:		124			109,466				\$0	\$0.71	\$627	\$77,721	\$77,721	\$627	\$0.71	\$0	\$845	\$0.96	\$870

ANNUAL POTENTIAL GROSS RENT:	\$932,652	\$932,652
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STABILIZED PRO FORMA

Ovation Senior Living, Brownsville, 9% HTC #18358

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database	Other	% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.71	\$627	\$932,652	\$867,072	\$867,072	\$932,652	\$627	\$0.71		0.0%	\$0
late fees, phone, cable, laundry						\$15.00	\$22,320	22,320						
Total Secondary Income						\$15.00		22,320	\$22,320	\$15.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$954,972	\$889,392	\$889,392	\$954,972			0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(71,623)	(66,704)	(66,704)	(71,623)	7.5% PGI			0.0%	-
Rental Concessions						-			-				0.0%	-
EFFECTIVE GROSS INCOME						\$883,349	\$822,688	\$822,688	\$883,349				0.0%	\$0

General & Administrative	\$41,483	\$335/Unit	\$48,065	\$388	4.76%	\$0.38	\$339	\$42,080	\$42,080	\$41,537	\$41,483	\$335	\$0.38	4.70%	1.4%	597
Management	\$44,347	5.0% EGI	\$40,470	\$326	5.00%	\$0.40	\$356	\$44,168	\$41,785	\$41,134	\$44,167	\$356	\$0.40	5.00%	0.0%	1
Payroll & Payroll Tax	\$133,556	\$1,077/Unit	\$123,667	\$997	14.50%	\$1.17	\$1,033	\$128,100	\$128,100	\$123,667	\$123,667	\$997	\$1.13	14.00%	3.6%	4,433
Repairs & Maintenance	\$68,508	\$552/Unit	\$59,603	\$481	7.81%	\$0.63	\$556	\$68,971	\$68,971	\$74,400	\$74,400	\$600	\$0.68	8.42%	-7.3%	(5,429)
Electric/Gas	\$30,586	\$247/Unit	\$19,485	\$157	3.15%	\$0.25	\$225	\$27,840	\$27,840	\$19,485	\$19,485	\$157	\$0.18	2.21%	42.9%	8,355
Water, Sewer, & Trash	\$72,241	\$583/Unit	\$70,737	\$570	7.77%	\$0.63	\$554	\$68,640	\$68,640	\$70,737	\$70,737	\$570	\$0.65	8.01%	-3.0%	(2,097)
Property Insurance	\$47,306	\$0.43 /sf	\$54,449	\$439	5.22%	\$0.42	\$372	\$46,096	\$46,096	\$47,306	\$47,306	\$381	\$0.43	5.36%	-2.6%	(1,210)
Property Tax (@ 100%) 1.9740	\$66,562	\$537/Unit	\$63,690	\$514	7.37%	\$0.59	\$525	\$65,100	\$65,100	\$66,414	\$76,790	\$619	\$0.70	8.69%	-15.2%	(11,690)
Reserve for Replacements	\$39,750	\$321/Unit	\$36,108	\$291	3.51%	\$0.28	\$250	\$31,000	\$31,000	\$31,000	\$31,000	\$250	\$0.28	3.51%	0.0%	-
TDHCA LIHTC/HOME Compliance Fees			-	\$0	0.48%	\$0.04	\$34	\$4,200	\$4,200	\$4,200	\$4,200	\$34	\$0.04	0.48%	0.0%	-
TOTAL EXPENSES					59.57%	\$4.81	\$4,244	\$ 526,195	\$523,812	\$519,880	\$533,235	\$4,300	\$4.87	60.37%	-1.3%	\$ (7,040)
NET OPERATING INCOME ("NOI")					40.43%	\$3.26	\$2,880	\$357,154	\$298,876	\$302,807	\$350,114	\$2,823	\$3.20	39.63%	2.0%	\$ 7,040

CONTROLLABLE EXPENSES							\$2,707/Unit						\$2,659/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Ovation Senior Living, Brownsville, 9% HTC #18358

DEBT / GRANT SOURCES																	
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE								
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Prior Underwriting		Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App						Applicant	TDHCA						DCR	LTC
Dougherty and Company	0.25%	1.27	1.30	274,707	4.45%	40	40	\$4,900,000	\$4,750,000	\$4,750,000	\$4,900,000	40	40	4.45%	\$274,706	1.30	26.3%
Adjustment to Debt Per §10.302(c)(2)	0.25%									(\$160,000)		40	40	4.45%		1.30	0.0%
CASH FLOW DEBT / GRANTS																	
City of Brownsville		1.27	1.30		0.00%	0	0	\$1,000	\$1,000	\$1,000	\$1,000	0	0	0.00%		1.30	0.0%
Cameron County HFC		1.27	1.30		0.00%	0	0	\$500	\$500	\$500	\$500	0	0	0.00%		1.30	0.0%
				\$274,707				\$4,901,500			\$4,901,500				\$274,706	1.30	26.3%
NET CASH FLOW		\$75,407	\$82,447					APPLICANT		NET OPERATING INCOME		\$357,154	\$82,448	NET CASH FLOW			

EQUITY SOURCES													
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE							
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Prior Underwriting		Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
						Applicant	TDHCA						
Hudson Housing Capital, LLC	LIHTC Equity	71.8%	\$1,500,000	0.89	\$13,386,161	\$13,798,620	\$13,798,620	\$13,386,161	\$0.8924	\$1,500,000	71.8%	\$12,097	Previous Allocation
VDC Ovation, LLC	Deferred Developer Fees	2.0%		(17% Deferred)	\$368,129	\$428,626	\$588,626	\$368,129			2.0%		Total Developer Fee:
Additional (Excess) Funds Req'd		0.0%			\$0			\$0			0.0%		\$2,160,116
TOTAL EQUITY SOURCES		73.7%			\$13,754,290	\$14,227,246	\$14,387,246	\$13,754,290			73.7%		
TOTAL CAPITALIZATION					\$18,655,790	\$18,978,746	\$18,978,746	\$18,655,790	15-Yr Cash Flow after Deferred Fee:				\$1,073,002

DEVELOPMENT COST / ITEMIZED BASIS														
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS				COST VARIANCE					
Acquisition	New Const. Rehab	Total Costs			Prior Underwriting		Total Costs			Eligible Basis		%	\$	
		Applicant	TDHCA		Applicant	TDHCA	Applicant	TDHCA	New Const. Rehab	Acquisition				
Land Acquisition		\$5,902 / Unit	\$731,895	\$731,895	\$731,895	\$731,895	\$731,895	\$5,902 / Unit			0.0%	\$0		
Building Acquisition	\$0	\$ / Unit	\$0	\$0	\$0	\$0	\$0	\$ / Unit		\$0	0.0%	\$0		
Off-Sites		\$1,439 / Unit	\$178,396	\$178,396	\$178,396	\$178,396	\$178,396	\$1,439 / Unit			0.0%	\$0		
Site Work	\$1,498,000	\$12,081 / Unit	\$1,498,000	\$1,498,000	\$1,498,000	\$1,498,000	\$1,498,000	\$12,081 / Unit		\$1,498,000	0.0%	\$0		
Site Amenities	\$342,200	\$2,760 / Unit	\$342,200	\$342,200	\$342,200	\$342,200	\$342,200	\$2,760 / Unit		\$342,200	0.0%	\$0		
Building Cost	\$8,347,830	\$73.82 /sf	\$65,166/Unit	\$8,080,635	\$8,347,830	\$8,638,715	\$8,670,185	\$69,921/Unit	\$79.20 /sf	\$8,670,185	-6.8%	(\$589,550)		
Contingency	\$689,798	6.77%	6.83%	\$689,798	\$708,668	\$708,668	\$689,798	6.45%	6.56%	\$689,798	0.0%	\$0		
Contractor Fees	\$1,376,008	12.65%	12.75%	\$1,376,008	\$1,413,800	\$1,413,800	\$1,376,008	12.09%	12.29%	\$1,376,008	0.0%	\$0		
Soft Costs	0	\$2,027,500	\$16,754 / Unit	\$2,077,500	\$2,077,769	\$2,077,769	\$2,077,500	\$16,754 / Unit		\$2,027,500	\$0	0.0%	\$0	
Financing	0	\$386,639	\$7,458 / Unit	\$924,791	\$893,022	\$893,022	\$924,791	\$7,458 / Unit		\$386,639	\$0	0.0%	\$0	
Developer Fee	\$0	\$2,160,116	14.73%	14.82%	\$2,160,116	\$2,205,741	\$2,205,741	\$2,160,116	14.24%	14.41%	\$2,160,116	\$0	0.0%	\$0
Reserves		\$4,810 / Unit	\$596,451	\$581,425	\$579,487	\$593,971	\$4,790 / Unit				0.4%	\$2,480		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BA)	\$0	\$16,828,091	\$150,450 / Unit	\$18,655,790	\$18,978,746	\$19,267,693	\$19,242,860	\$155,184 / Unit		\$17,150,446	\$0	-3.1%	(\$587,070)	
Acquisition Cost	\$0			\$0										
Contingency		\$0		\$0										
Contractor's Fee		\$0		\$0										
Financing Cost		\$0		\$0										
Developer Fee	\$0	\$0		\$0										
Reserves		\$0		\$0										
ADJUSTED BASIS / COST	\$0	\$16,828,091	\$150,450/unit	\$18,655,790	\$18,978,746	\$19,267,693	\$19,242,860	\$155,184/unit		\$17,150,446	\$0	-3.1%	(\$587,070)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$18,655,790									

CAPITALIZATION / DEVELOPMENT COST BUDGET / ITEMIZED BASIS ITEMS

Ovation Senior Living, Brownsville, 9% HTC #18358

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction Rehabilitation
ADJUSTED BASIS	\$0	\$16,828,091	\$0	\$17,150,446
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$16,828,091	\$0	\$17,150,446
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$21,876,518	\$0	\$22,295,580
Applicable Fraction	84.61%	84.61%	84.61%	84.61%
TOTAL QUALIFIED BASIS	\$0	\$18,510,285	\$0	\$18,864,864
Applicable Percentage	3.39%	9.00%	3.39%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$1,665,926	\$0	\$1,697,838
CREDITS ON QUALIFIED BASIS	\$1,665,926		\$1,697,838	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8924	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,665,926	\$14,866,899	----	----	----
Needed to Fill Gap	\$1,541,251	\$13,754,290	----	----	----
Previous Allocation	\$1,500,000	\$13,386,161	\$1,500,000	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Wrap Style (3 or 4-story)	109,466 SF	\$71.02	7,774,761
Adjustments				
Exterior Wall Finish	0.00%		0.00	\$0
Elderly	3.00%		2.13	233,243
9-Ft. Ceilings	3.00%		2.13	233,243
Roof Adjustment(s)			1.13	124,000
Subfloor			(0.23)	(25,542)
Floor Cover			3.07	336,061
Breezeways	\$29.94	27,064	7.40	810,396
Balconies	\$29.65	13,039	3.53	386,618
Plumbing Fixtures	\$1,070	258	2.52	276,060
Rough-ins	\$525	248	1.19	130,200
Built-In Appliances	\$1,780	124	2.02	220,720
Exterior Stairs	\$2,450	6	0.13	14,700
Heating/Cooling			2.33	255,056
Storage Space	\$29.94	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Comm &/or Aux Bldgs	\$85.00	5,959	4.63	506,515
Elevators	\$93,900	2	1.72	187,800
Other:			0.00	0
Fire Sprinklers	\$2.59	142,489	3.37	369,047
SUBTOTAL			108.10	11,832,877
Current Cost Multiplier	0.99		(1.08)	(118,329)
Local Multiplier	0.87		(14.05)	(1,538,274)
TOTAL BUILDING COSTS			92.96	\$10,176,274
Plans, specs, survey, bldg permits	3.30%		(3.07)	(\$335,817)
Contractor's OH & Profit	11.50%		(10.69)	(1,170,272)
NET BUILDING COSTS		\$69,921/unit	\$79.20/sf	\$8,670,185

Long-Term Pro Forma

Ovation Senior Living, Brownsville, 9% HTC #18358

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$883,349	\$901,016	\$919,036	\$937,417	\$956,165	\$1,055,684	\$1,165,560	\$1,286,873	\$1,420,812	\$1,568,691	\$1,731,961	\$1,912,225
TOTAL EXPENSES	3.00%	\$526,195	\$541,539	\$557,335	\$573,595	\$590,334	\$681,721	\$787,388	\$909,582	\$1,050,903	\$1,214,364	\$1,406,898	\$1,630,980
NET OPERATING INCOME ("NOI")		\$357,154	\$359,477	\$361,702	\$363,822	\$365,831	\$373,963	\$378,173	\$377,291	\$369,908	\$354,327	\$325,064	\$281,245
EXPENSE/INCOME RATIO		59.6%	60.1%	60.6%	61.2%	61.7%	64.6%	67.6%	70.7%	74.0%	77.4%	81.2%	85.3%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$274,706	\$274,593	\$274,474	\$274,350	\$274,221	\$273,480	\$272,555	\$271,399	\$269,957	\$268,155	\$265,906	\$263,097
DEBT COVERAGE RATIO		1.30	1.31	1.32	1.33	1.33	1.37	1.39	1.39	1.37	1.32	1.22	1.07
ANNUAL CASH FLOW													
		\$82,448	\$84,884	\$87,227	\$89,471	\$91,610	\$100,483	\$105,618	\$105,892	\$99,952	\$86,172	\$59,158	\$18,149
Deferred Developer Fee Balance		\$285,681	\$200,797	\$113,570	\$24,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$67,512	\$553,478	\$1,073,002	\$1,604,110	\$2,118,539	\$2,580,458	\$2,936,558	\$3,115,176



600 Congress Avenue, Suite 2200
Austin, Texas 78701-2748
Telephone: 512-305-4700
Fax: 512-305-4800
www.lockelord.com

Cynthia L. Bast
Direct Telephone: 512-305-4707
Direct Fax: 512-391-4707
clbast@lockelord.com

May 15, 2019
Updated July 1, 2019

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attention: Kent Bedall

Re: **Request to Amend Tax Credit Application**
Ovation Senior Living, Brownsville, Cameron County, Texas
TDHCA No. 18358

Dear Kent:

We represent VDC Lakeside Sedona, LP ("**Owner**"), in connection with Ovation Senior Living (the "**Development**"). Owner received an allocation of low-income housing tax credits in the 2018 allocation round. We are submitting this to you on Owner's behalf to request the following amendments to Owner's tax credit application.

Changes Requested

- Omit the construction of 45 storage units.
- Reduce the size of the Clubhouse from a 3-story attached structure, to a 1-story detached structure.
- Omit the construction of the porte cochere that was to be attached to the front of the Clubhouse.

Reasons for Amendment Requests

- The original plan was to construct one building in the shape of a square, as reflected on the site plan submitted with the tax credit application and attached hereto as Exhibit A (the "**Application Site Plan**").
- The revised site plan is attached hereto as Exhibit B (the ("**Revised Site Plan**"), which includes notations as to the proposed changes.
- Storage Units
 - The storage units were to be located in the portion of the Development labeled "D" on the Application Site Plan.
 - Removing the storage units positively affects the financial feasibility of the Development as construction costs have increased since the application was submitted, and does not (a) materially alter the Development approved by TDHCA, (b) alter any item that received points, or (c) significantly affect the most recent underwriting analysis submitted to TDHCA.
- Clubhouse
 - The original plan for the Clubhouse called for a 3-story attached building comprised of 7,358 square feet of air-conditioned tenant common area (the "**Application Clubhouse Design**"). The revised 1-story right-sized Clubhouse, as shown on Exhibit C attached hereto, is comprised of 5,959 square feet of air-conditioned tenant common area (the "**Revised Clubhouse Design**").
 - The Revised Clubhouse Design includes 1,468 square feet of covered outdoor space, which exceeds the 1,432 square feet of covered outdoor space in the Application Clubhouse Design.
 - This amendment benefits the Development as the Revised Clubhouse Design (a) provides for a more effective layout that is sized appropriately for the number of units to be constructed at the Development, (b) positively affects the financial feasibility of the Development as construction costs have increased since the application was submitted, and (c) reduces unnecessary utility and maintenance expenses.
 - Although this amendment will alter the size of the common area, it does not modify the number of units or the bedroom mix; modify the scope of tenant services; reduce the square footage of the units; significantly modify the architectural design of the

Development; increase or decrease the acreage of the original site; or exclude any of the requirements referenced in Subchapters B and C of the Uniform Multifamily Rules.

- Porte Cochere
 - The porte cochere was to be located in the front of the Clubhouse as part of the original 3-story Application Clubhouse Design. As part of the redesign of the Clubhouse, the porte cochere, which was based in part on the extra height of the original Clubhouse, no longer makes architectural/economic sense.
 - Removing the porte cochere positively affects the financial feasibility of the Development as construction costs have increased since the application was submitted, and does not (a) materially alter the Development approved by TDHCA, (b) alter any item that received points, or (c) significantly affect the most recent underwriting analysis submitted to TDHCA.

The amendments requested here were not reasonably foreseeable by Owner. At the time of Application, the construction costs and available funding sources were aligned. Since the time of Application, construction costs and interest rates have risen, while equity pricing decreased. The reductions in cost associated with this amendment request will keep Owner's sources and uses in balance without a material adverse effect on the Development or the residents.


Conclusion

In light of the foregoing, Owner respectfully requests TDHCA's approval to amend its tax credit application by replacing the Application Site Plan with the Floor Plan with the Revised Floor Plan.

A check in the amount of \$2,500.00 will be separately delivered for payment of the amendment fee. We request for this item to be heard at the next available Board meeting. Please contact me if you need any additional information.

Thank you for your time and attention to this matter.

Sincerely,



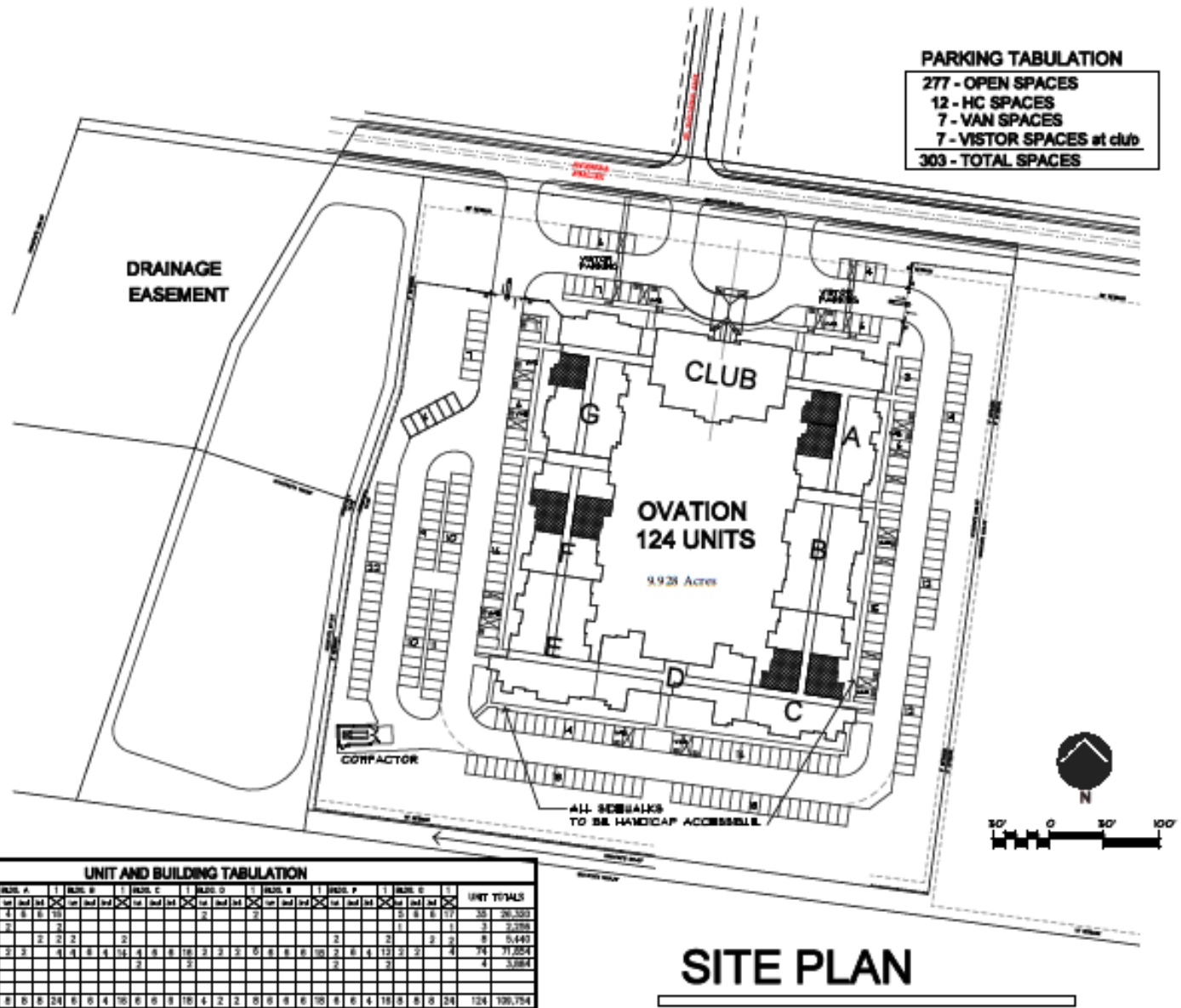
Cynthia L. Bast

cc: Manish Verma (*via email*)

EXHIBIT A

Application Site Plan

Please see the following page.

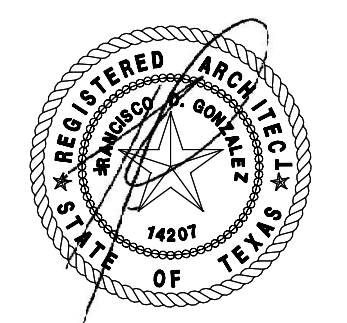



Ovation Senior Living
 FEB. 17, 2018
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EXHIBIT B

Revised Site Plan

Please see the following page.



04/04/19



1630 LOCKHILL SELMA ROAD
San Antonio, Texas 78213
(210) 692-0331 - Fax (210) 692 3579

Ovation
SENIOR LIVING COMMUNITY
CAMERON COUNTY, TEXAS

ISSUE:

No.	Date	Description
1	03/20/19	PRICING SET
2	04/04/19	PERMIT SET
3	06/28/19	OWNER REVISIONS

Current Date: 03-1-2018
Drawn By: CAD File
Project No.: 875-335

ARCHITECTURAL SITE PLAN

Sheet Number

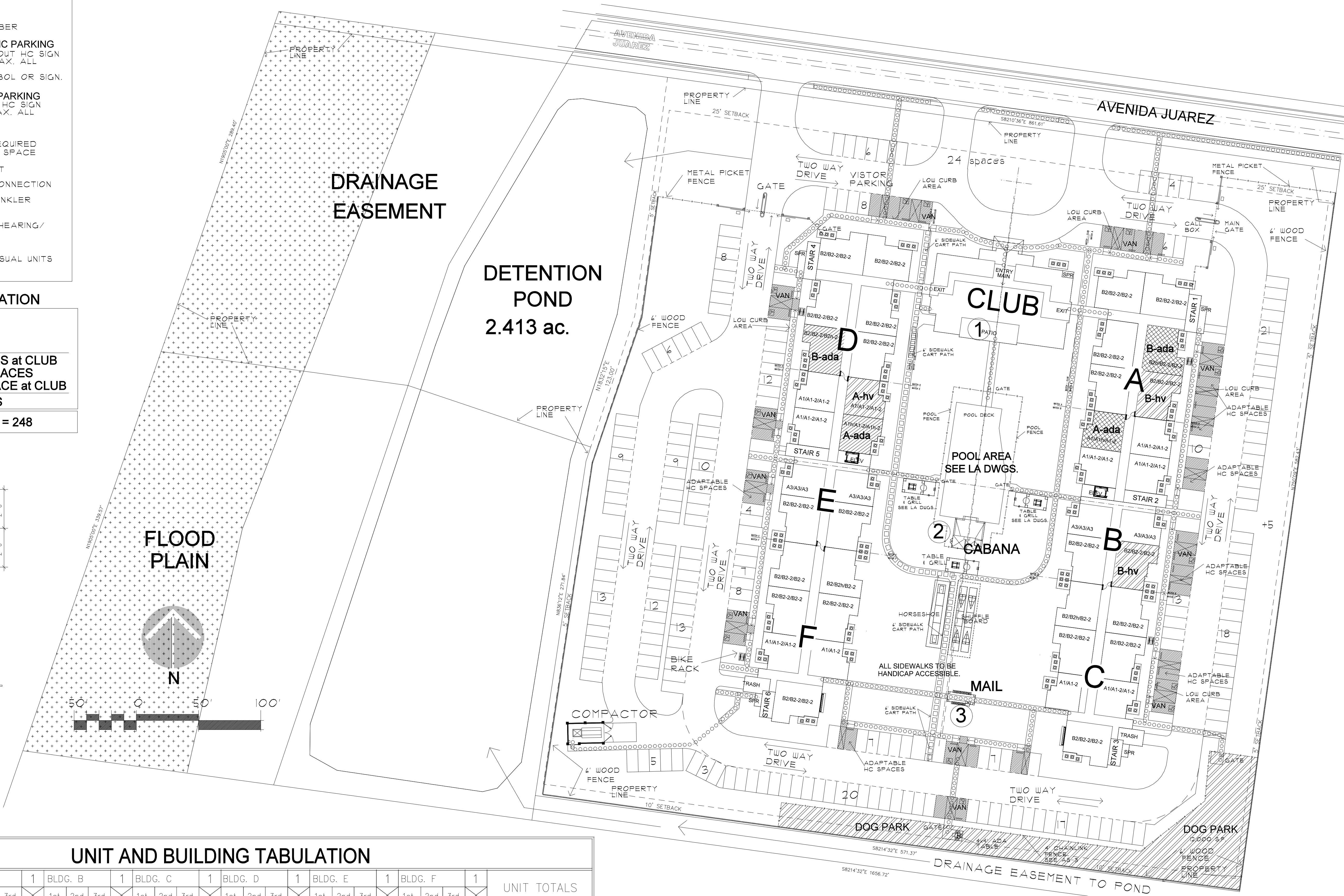
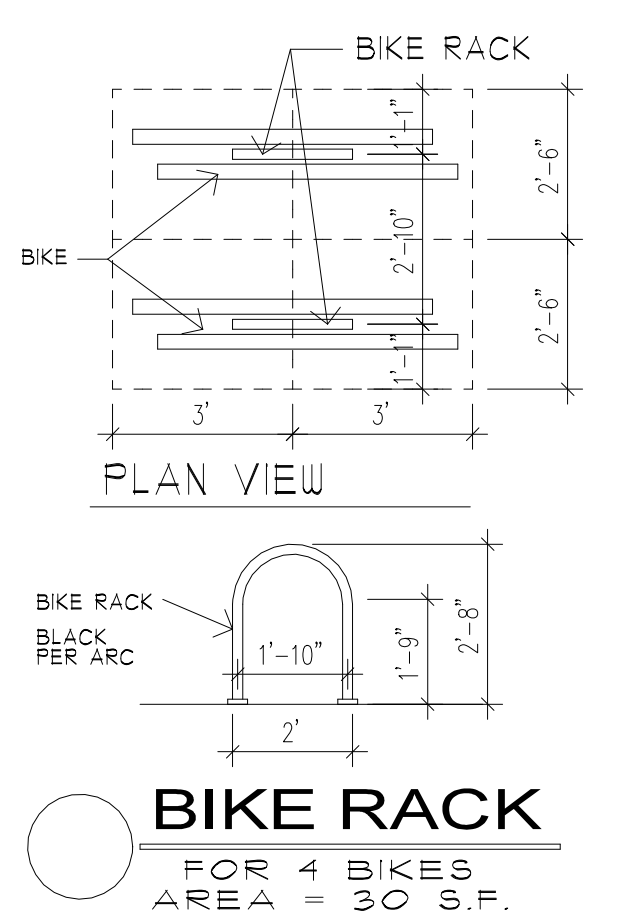
AS-1

LEGEND

- ALL SIDEWALKS ARE ACCESSIBLE
- UNIT NUMBER
- UNIT TYPE
- BUILDING NUMBER
- ADAPTABLE HC PARKING SPACES WITHOUT HC SIGN 1.8% SLOPE MAX. ALL DIRECTIONS. NO ADA SYMBOL OR SIGN.
- ACCESSIBLE PARKING SPACES WITH HC SIGN 1.8% SLOPE MAX. ALL DIRECTIONS.
- HC PARKING POLE SIGN REQUIRED AT EACH HC SPACE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- BUILDING SPRINKLER ROOM
- HANDICAP & HEARING/VISION UNITS
- HEARING & VISUAL UNITS

PARKING TABULATION

- 211 - OPEN SPACES
- 4 - HC SPACES
- 9 - VAN SPACES
- 20 - VISTOR SPACES at CLUB
- 2 - VISTOR VAN SPACES
- 2 - VISTOR HC SPACE at CLUB
- 248 - TOTAL SPACES
- CITY REQ. SPACES = 248



UNIT AND BUILDING TABULATION

UNIT TYPES	NET AREA	BLDG. A			BLDG. B			BLDG. C			BLDG. D			BLDG. E			BLDG. F			UNIT TOTALS								
		1st	2nd	3rd	1st	2nd	3rd	1st	2nd	3rd	1st	2nd	3rd	1st	2nd	3rd	1st	2nd	3rd									
UNIT A1	752				3	4	4	11	2	2	1	5				3	4	3	10	2	2	1	5	31	23,312			
UNIT A1h	752				1			1								1		1	2					3	2,256			
UNIT A3	680				2	2	2	6								2	2	2	6					12	8,160			
UNIT B2	971	5	6	6	17	2	2	2	6	5	4	5	14	6	6	5	17	2	2	2	2	6	5	5	4	14	74	71,854
UNIT B2h	971	1			1							1	1			1	1						1	1		4	4	3,884
TOTALS		6	6	6	18	8	8	8	24	7	7	6	20	6	6	6	18	8	8	24	7	7	6	20	124	109,466		

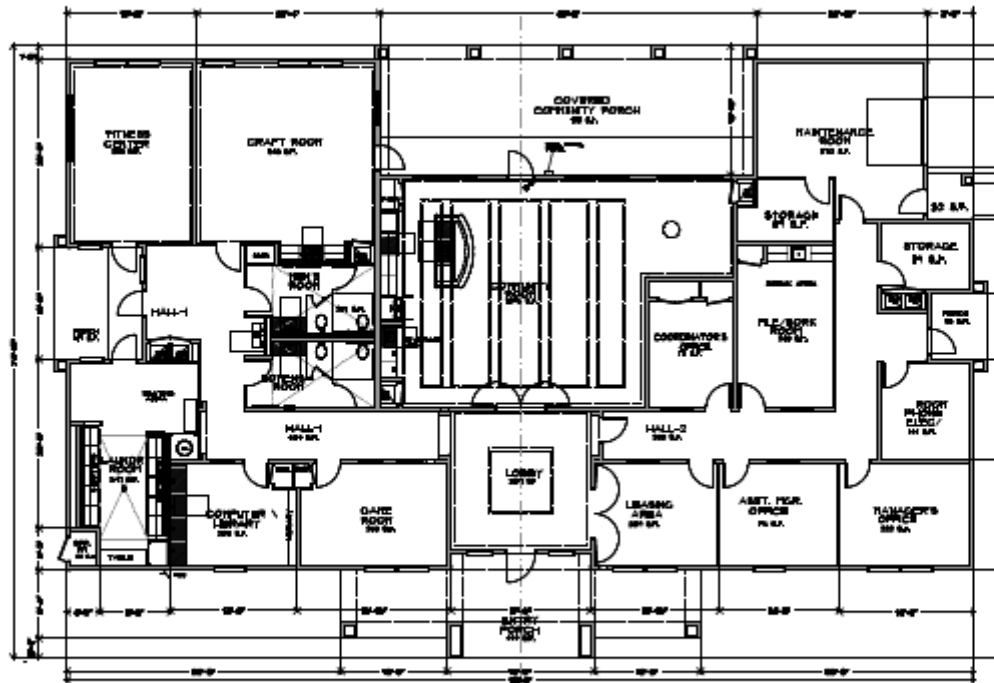
SITE DATA
PROJECT SITE AREA --- 9.928 GROSS ACRES
PROJECT HAS 124 UNITS = 12.5 UNITS / AC.
NO ZONING - NOT IN CITY

Ovation ARCHITECTURAL SITE PLAN
124 UNITS ON A 9.928 GROSS ACRE SITE
2.413 DRAINAGE AC. / 7.515 NET AC. SITE

EXHIBIT C

Revised Clubhouse Design

Please see the following page.



Ovation - Club / Office Floor Plan

CLUB / LEASING / OFFICE FLOOR	
CONDENSED SPACE	
OPEN TO TENANTS	5,000
COMMUNITY ROOM	1,000
PROVIDING ROOM	200
MANAGER'S OFFICE	200
ASST. MGR.'S OFFICE	180
LOCKER ROOM	200
BOILER/PLUMBING	100
DAY ROOM	200
LOBBY / MAIL CENTER	300
HALL - HALL-1	200
COMPUTER / LAB	200
REST ROOM	200
PLUMBING ROOM	200
LAUNDRY ROOM	200
TOTAL	4,600
UNCONDENSED SPACE	
APPROX. TO IMPROVE	200
MECHANICAL / ELECTRICAL	100
STORAGE	100
STORAGE AT ENTRANCE	80
RESTROOM	200
TOTAL	600
TOTAL CONDENSED SPACE	5,200
UNCONDENSED SPACE	
OPEN TO TENANTS	700
COVERED COMMUNITY PORCH	400
DAY ROOM	200
REST ROOM	200
TOTAL	1,300
UNCONDENSED SPACE	
APPROX. TO IMPROVE	30
STORAGE REST ROOM	30
TOTAL	60
TOTAL UNCONDENSED	1,360

22



Ovation Senior Living

MAY 28, 2019

Rent Schedule

AMAM Rec'd 6-19-19; 9:35 AM; KB

Self Score Total: 120

Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit".

Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

Rent Designations (select from Drop down menu)

HTC Units	MF Direct Loan Units (HOME Rent/Inc)	National HTF Units	TDHCA MRB Units	Other/ Subsidy	# of Units	# of Bedrooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent
					(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC 30%					2	1	1.0	680	1,360	330	57	273	546
									0				-
TC 50%					3	1	1.0	680	2,040	550	57	493	1,479
TC 60%					6	1	1.0	680	4,080	660	57	603	3,618
MR					1	1	1.0	680	680	635	0	635	635
TC 30%					2	1	1.0	752	1,504	330	57	273	546
									0				-
TC 50%					5	1	1.0	752	3,760	550	57	493	2,465
TC 60%					21	1	1.0	752	15,792	660	57	603	12,663
MR					6	1	1.0	752	4,512	635	0	635	3,810
TC 30%					7	2	2.0	971	6,797	396	74	322	2,254
									0				-
TC 50%					13	2	2.0	971	12,623	661	74	587	7,631
TC 60%					46	2	2.0	971	44,666	793	74	719	33,074
MR					12	2	2.0	971	11,652	750	0	750	9,000
									0				-
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TOTAL					124				109,466				77,721

Non Rental Income	\$15.00	per unit/month for:	<i>late fees, phone, cable, laundry</i>	1,860
Non Rental Income	0.00	per unit/month for:		
Non Rental Income	0.00	per unit/month for:		
+ TOTAL NONRENTAL INCOME			\$15.00 per unit/month	1,860
= POTENTIAL GROSS MONTHLY INCOME				79,581
- Provision for Vacancy & Collection Loss		% of Potential Gross Income:		7.50%
- Rental Concessions <i>(enter as a negative number)</i>		Enter as a negative value		
= EFFECTIVE GROSS MONTHLY INCOME				73,612
x 12 = EFFECTIVE GROSS ANNUAL INCOME				883,349

Rent Schedule (Continued)

		% of LI	% of Total	
HOUSING TAX CREDITS	TC30%	10%	9%	11
	TC40%			0
	TC50%	20%	17%	21
	TC60%	70%	59%	73
	HTC LI Total			105
	EO			0
	MR			19
	MR Total			19
	Total Units			124
	MORTGAGE REVENUE BOND	MRB30%		
MRB40%				0
MRB50%				0
MRB60%				0
MRB LI Total				0
MRBMR				0
MRBMR Total				0
MRB Total				0

		% of LI	% of Total	
NATIONAL HOUSING TRUST FUND	HTF30%			0
	HTF40%			0
	HTF50%			0
	HTF60%			0
	HTF80%			0
	HTF LI Total			0
	MR			0
	MR Total			0
	HTF Total			0
	DIRECT LOAN	30%		
LH/50%				0
HH/60%				0
HH/80%				0
Direct Loan LI Total				0
EO				0
MR				0
MR Total				0
Direct Loan Total			0	
OTHER	Total OT Units			0

BEDROOMS	0			0
	1			46
	2			78
	3			0
	4			0
	5			0

ACQUISITION + HARD		DO NOT USE THIS CALCULATION TO
Cost Per Sq Ft	\$ 109.50	SCORE POINTS UNDER 11.9(e)(2). At the
HARD		end of the Development Cost Schedule,
Cost Per Sq Ft	\$ 109.50	you will have the ability to adjust your
BUILDING		eligible costs to qualify. Points will be
Cost Per Sq Ft	\$ 73.82	entered there.

Utility Allowances [§10.614]

Applicant must attach to this form as documentation to support the "Utility Allowance" estimate used in completing the Rent Schedule provided in the Application. Where the Applicant uses any method that requires Department review, such review must have been requested prior to submission of the Application. Please see 10 TAC §10.614. This exhibit must clearly indicate which utility costs are included in the estimate.

If tenants will be required to pay any other mandatory fees (e.g. renter's insurance) please provide an estimate, description and documentation of those as well.

Utility	Who Pays	Energy Source	0BR	1BR	2BR	3BR	4BR	Source of Utility Allowance & Effective Date
Heating	Tenant	Electric		\$ 5	\$ 6			HA of City of Brownsville
Cooking	Tenant	Electric		\$ 4	\$ 6			HA of City of Brownsville
Other Electric	Tenant			\$ 16	\$ 22			HA of City of Brownsville
Air Conditioning	Tenant	Electric		\$ 16	\$ 22			HA of City of Brownsville
Water Heater	Tenant	Electric		\$ 9	\$ 11			HA of City of Brownsville
Water	Landlord			\$ 20	\$ 23			HA of City of Brownsville
Sewer	Landlord			\$ 20	\$ 25			HA of City of Brownsville
Trash	Landlord			\$ 30	\$ 30			HA of City of Brownsville
Flat Fee								
Other	Tenant	Electric		\$ 7	\$ 7			HA of City of Brownsville
Total Paid by Tenant			\$ -	\$ 57	\$ 74	\$ -	\$ -	



Other (Describe)

If a revised form is submitted, date of submission:

--

ANNUAL OPERATING EXPENSES

General & Administrative Expenses			
Accounting	\$	8,000	
Advertising	\$	9,000	
Legal fees	\$	4,800	
Leased equipment	\$	0	
Postage & office supplies	\$	2,700	
Telephone	\$	8,220	
Other	\$	9,360	
Other	\$		
Total General & Administrative Expenses:			\$ 42,080
Management Fee:	Percent of Effective Gross Income:	5.00%	\$ 44,168
Payroll, Payroll Tax & Employee Benefits			
Management	\$	65,000	
Maintenance	\$	35,000	
Other	\$	28,100	
Other	\$		
Total Payroll, Payroll Tax & Employee Benefits:			\$ 128,100
Repairs & Maintenance			
Elevator	\$	6,000	
Exterminating	\$	2,480	
Grounds	\$	9,300	
Make-ready	\$	7,576	
Repairs	\$	28,615	
Pool	\$	2,100	
Other	\$	12,900	
Other	\$		
Total Repairs & Maintenance:			\$ 68,971
Utilities (Enter Only Property Paid Expense)			
Electric	\$	27,840	
Natural gas	\$		
Trash	\$	7,440	
Water/Sewer	\$	61,200	
Other	\$		
Other	\$		
Total Utilities:			\$ 96,480
Annual Property Insurance:	Rate per net rentable square foot:	\$ 0.42	\$ 46,096
Property Taxes:			
Published Capitalization Rate:		Source:	
Annual Property Taxes	\$	65,100	
Payments in Lieu of Taxes	\$		
Total Property Taxes:			\$ 65,100
Reserve for Replacements:	Annual reserves per unit:	\$ 250	\$ 31,000
Other Expenses			
Cable TV	\$		
Supportive Services (Staffing/Contracted Services)	\$		
TDHCA Compliance fees	\$	4,200	
TDHCA Bond Administration Fees (TDHCA as Bond Issuer Only)	\$		
Security	\$		
Other	\$		
Other	\$		
Total Other Expenses:			\$ 4,200
TOTAL ANNUAL EXPENSES	Expense per unit:	\$ 4244	\$ 526,195
	Expense to Income Ratio:	59.57%	
NET OPERATING INCOME (before debt service)			\$ 357,154
Annual Debt Service			
	\$	274,707	
	\$		
	\$		
	\$		
TOTAL ANNUAL DEBT SERVICE	Debt Coverage Ratio:	1.30	\$ 274,707
NET CASH FLOW			\$ 82,447

If a revised form is submitted, date of submission: _____

15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$932,652	\$951,305	\$970,331	\$989,738	\$1,009,533	\$1,114,605	\$1,230,615
Secondary Income	\$ 22,320	\$ 22,766	\$ 23,222	\$ 23,686	\$ 24,160	\$ 26,674	\$ 29,451
POTENTIAL GROSS ANNUAL INCOME	\$954,972	\$974,071	\$993,553	\$1,013,424	\$1,033,692	\$1,141,280	\$1,260,065
Provision for Vacancy & Collection Loss	(\$71,623)	(\$73,055)	(\$74,516)	(\$76,007)	(\$77,527)	(\$85,596)	(\$94,505)
Rental Concessions	\$0						
EFFECTIVE GROSS ANNUAL INCOME	\$883,349	\$901,016	\$919,036	\$937,417	\$956,165	\$1,055,684	\$1,165,560
EXPENSES							
General & Administrative Expenses	\$42,080	\$43,342	\$44,643	\$45,982	\$47,361	\$54,905	\$63,650
Management Fee	\$ 44,168	\$ 45,051	\$ 45,952	\$ 46,871	\$ 47,809	\$ 52,785	\$ 58,279
Payroll, Payroll Tax & Employee Benefits	\$ 128,100	\$ 131,943	\$ 135,901	\$ 139,978	\$ 144,178	\$ 167,141	\$ 193,763
Repairs & Maintenance	\$ 68,971	\$ 71,040	\$ 73,171	\$ 75,366	\$ 77,627	\$ 89,992	\$ 104,325
Electric & Gas Utilities	\$ 27,840	\$ 28,675	\$ 29,535	\$ 30,422	\$ 31,334	\$ 36,325	\$ 42,110
Water, Sewer & Trash Utilities	\$ 68,640	\$ 70,699	\$ 72,820	\$ 75,005	\$ 77,255	\$ 89,560	\$ 103,824
Annual Property Insurance Premiums	\$ 46,096	\$ 47,479	\$ 48,903	\$ 50,370	\$ 51,881	\$ 60,145	\$ 69,724
Property Tax	\$ 65,100	\$ 67,053	\$ 69,065	\$ 71,137	\$ 73,271	\$ 84,941	\$ 98,470
Reserve for Replacements	\$ 31,000	\$ 31,930	\$ 32,888	\$ 33,875	\$ 34,891	\$ 40,448	\$ 46,890
Other Expenses	\$ 4,200	\$ 4,326	\$ 4,456	\$ 4,589	\$ 4,727	\$ 5,480	\$ 6,353
TOTAL ANNUAL EXPENSES	\$526,195	\$541,539	\$557,335	\$573,595	\$590,334	\$681,721	\$787,388
NET OPERATING INCOME	\$357,154	\$359,477	\$361,702	\$363,822	\$365,831	\$373,963	\$378,173
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$274,707	\$274,707	\$274,707	\$274,707	\$274,707	\$274,707	\$274,707
Second Deed of Trust Annual Loan Payment							
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	\$82,447	\$84,770	\$86,995	\$89,115	\$91,124	\$99,256	\$103,466
CUMULATIVE NET CASH FLOW	\$82,447	\$167,217	\$254,212	\$343,326	\$434,450	\$910,401	\$1,417,205
Debt Coverage Ratio	1.30	1.31	1.32	1.32	1.33	1.36	1.38
Other (Describe)							
Other (Describe)							

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

Jeffrey L. Rogers
 Signature, Authorized Representative, Construction or
 Permanent Lender

Jeffrey L. Rogers
 Printed Name
 5-29-19

Phone: 214-207-7030
 Email: jrogers@doughertymarkets.com

Date

 Signature, Authorized Representative, Syndicator

 Printed Name

 Date

If a revised form is submitted, date of submission: _____

Development Cost Schedule

Self Score Total: 12

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the total development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:

TOTAL DEVELOPMENT SUMMARY		
Total Cost	Eligible Basis (If Applicable)	
	Acquisition	New/Rehab.

Scratch Paper/Notes

ACQUISITION

Site acquisition cost
 Existing building acquisition cost
 Closing costs & acq. legal fees
 Other (specify) - see footnote 1
 Other (specify) - see footnote 1
Subtotal Acquisition Cost

731,895		
\$731,895	\$0	\$0

OFF-SITES²

Off-site concrete
 Storm drains & devices
 Water & fire hydrants
 Off-site utilities
 Sewer lateral(s)
 Off-site paving
 Off-site electrical
 PLEASE SPECIFY - see footnote 1
 Other (specify) - see footnote 1
Subtotal Off-Sites Cost

25,180		
146,216		
7,000		
\$178,396	\$0	\$0

SITE WORK³

Demolition
 Asbestos Abatement (Demolition Only)
 Detention
 Rough grading
 Fine grading
 On-site concrete
 On-site electrical
 On-site paving
 On-site utilities
 Decorative masonry
 Bumper stops, striping & signs
 Other (specify) - see footnote 1
Subtotal Site Work Cost

340,000		340,000
		0
19,500		19,500
		0
480,000		480,000
655,000		655,000
0		0
3,500		3,500
\$1,498,000	\$0	\$1,498,000

SITE AMENITIES

Landscaping
 Pool and decking
 Athletic court(s), playground(s)
 Fencing
 Other (specify) - see footnote 1
Subtotal Site Amenities Cost

161,200		161,200
100,000		100,000
		0
81,000		81,000
\$342,200	\$0	\$342,200

BUILDING COSTS*:

Concrete	635,026		635,026
Masonry	954,779		954,779
Metals	45,000		45,000
Woods and Plastics	2,033,250		2,033,250
Thermal and Moisture Protection	101,060		101,060
Roof Covering	92,200		92,200
Doors and Windows	262,176		262,176
Finishes	1,068,801		1,068,801
Specialties	32,812		32,812
Equipment	246,600		246,600
Furnishings			
Special Construction			
Conveying Systems (Elevators)	80,000		80,000
Mechanical (HVAC; Plumbing)	1,407,231		1,407,231
Electrical	688,200		688,200

Individually itemize costs below:

Detached Community Facilities/Building	433,500		433,500
Carports and/or Garages			
Lead-Based Paint Abatement			
Asbestos Abatement (Rehabilitation Only)			
Structured Parking			
Commercial Space Costs			
Other (specify) - see footnote 1			
Subtotal Building Costs Before 11.9(e)(2)	\$8,080,635	\$0	\$8,080,635

Voluntary Eligible Building Costs (After 11.9(e)(2))*	\$76.06 psf	\$8,347,830
Enter amount to be used to achieve desired score.		

TOTAL BUILDING COSTS & SITE WORK (including site amenities)	\$9,920,835	\$0	\$9,920,835
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Contingency	6.83%	\$689,798	689,798
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TOTAL HARD COSTS	\$10,789,029	\$0	\$10,610,633
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OTHER CONSTRUCTION COSTS	%THC			%EHC
General requirements (<6%)	5.47%	590,557	590,557	5.57%
Field supervision (within GR limit)			0	
Contractor overhead (<2%)	1.79%	193,597	193,597	1.82%
G & A Field (within overhead limit)			0	
Contractor profit (<6%)	5.49%	591,854	591,854	5.58%
TOTAL CONTRACTOR FEES		\$1,376,008	\$0	\$1,376,008

TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)	\$12,165,037	\$0	\$11,986,641
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Voluntary Eligible "Hard Costs" (After 11.9(e)(2))*	\$0.00 psf	
Enter amount to be used to achieve desired score.		

*To score points under §11.9(e)(2) related to Cost of Development per Square Foot, the Voluntary Eligible Building Costs OR the Voluntary Eligible Hard Costs indicated above must fall within the required thresholds. If voluntary costs are not entered, staff will consider the Subtotal Building Cost or the Total Construction Contract costs, as applicable. Enter score for Building OR Hard Costs at end of form.

OTHER FINANCING COSTS³

Tax credit fees	98,000		
Tax and/or bond counsel			
Payment bonds	110,627		
Performance bonds			
Credit enhancement fees			
Mortgage insurance premiums			
Cost of underwriting & issuance			
Syndication organizational cost			
Tax opinion			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			
Subtotal Financing Cost	\$924,791	\$0	\$386,639

DEVELOPER FEES³

Housing consultant fees ⁴			
General & administrative	576,031		576,031
Profit or fee	1,584,085		1,584,085
Subtotal Developer Fees 14.82%	\$2,160,116	\$0	\$2,160,116

RESERVES

Rent-up	196,000		
Operating	400,451		
Replacement			
Escrows			
Subtotal Reserves	\$596,451	\$0	\$0

TOTAL HOUSING DEVELOPMENT COSTS⁵

\$18,655,790	\$0	\$16,560,896
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The following calculations are for HTC Applications only.

Deduct From Basis:

Federal grants used to finance costs in Eligible Basis			
Non-qualified non-recourse financing			
Non-qualified portion of higher quality units §42(d)(5)			
Historic Credits (residential portion only)			
Total Eligible Basis		\$0	\$16,560,896
**High Cost Area Adjustment (100% or 130%)			130%
Total Adjusted Basis		\$0	\$21,529,165
Applicable Fraction		84.65%	84.65%
Total Qualified Basis	\$18,225,074	\$0	\$18,225,074
Applicable Percentage ⁶		9.00%	9.00%
Credits Supported by Eligible Basis	\$1,640,257	\$0	\$1,640,257

(May be greater than actual request)

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that figure is not rounding down to the maximum dollar figure to support the elected points.

Requested Score for 11.9(e)(2)

12

Name of contact for Cost Estimate: Tye Burch

Phone Number for Contact: 210-493-0550

If a revised form is submitted, date of submission: _____

Financing Narrative and Summary of Sources and Uses

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

Financing Participants	Funding Description	Construction Period		Lien Position	Permanent Period					Lien Position
		Loan/Equity Amount	Interest Rate (%)		Loan/Equity Amount	Interest Rate (%)	Amort - ization	Term (Yrs)	Syndication Rate	
Debt										
TDHCA	MF Direct Loan Const. to Perm. (Repayable)	\$0	0.00%		\$ -	0.00%	30	0		
TDHCA	MF Direct Loan Const. Only (Repayable)	\$0	0.00%							
TDHCA	Multifamily Direct Loan (Soft Repayable)	\$0	0.00%		\$ -	0.00%		0		
TDHCA	Mortgage Revenue Bond	\$0	0.00%		\$ -	0.00%	0	0		
Dougherty and Company	Conventional/FHA	\$4,900,000	4.45%	1	\$ 4,900,000	4.45%	40	40		1
Third Party Equity										
Hudson Housing Capital, LLC	HTC	\$ 1,500,000	\$ 12,315,268		\$ 13,386,161				0.8925	
Grant										
City of Brownsville	In-Kind Contribution	\$ 1,000			\$ 1,000					
Cameron County HFC	Private Grant	\$ 500			\$ 500					
Deferred Developer Fee										
VDC Ovation, LLC		\$ 1,439,022			\$ 368,129					
Other										
	Direct Loan Match									
Total Sources of Funds		\$ 18,655,790			\$ 18,655,790					
Total Uses of Funds					\$ 18,655,790					

INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments). For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).

Dougherty Mortgage LLC will provide a FHA Section 221(d)4 loan; an interim construction loan for construction of the improvements and a permanent loan in the amount of \$4,750,000. The interest rate on the combined loan proceeds is currently anticipated to be loaned at a rate of 4.25% plus 25 bps for MIP, with payments based on a 40 year amortization over a 40 year term. The equity will be advanced from Hudson Housing Capital LLC in the estimated amount of \$13,798,620. The syndication proceeds are to be based on \$0.92 per dollar of tax credits. The Development Owner has received a commitment for an in-kind contribution from The City of Brownsville in the amount of \$1,000, and a grant from the Cameron County HFC in the amount of \$500. The developer will defer a portion of the developer fee to make the development financially feasible.

Describe the replacement reserves:

The replacement reserves have been budgeted at \$250/unit/year, as required by both Hudson Housing and Dougherty and Company. In addition, Dougherty and Company requires a Working Capital Reserve and Operating Reserve. The Working Capital Reserve is budgeted at \$190,000, and the Operating Reserve is budgeted at \$391,425, which is also consistent with Hudson Housing's requirements.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments:

No rental subsidies, operating subsidies, and/or project based assistance has been anticipated for this development.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date

Telephone: _____

Email address: _____

If a revised form is submitted, date of submission: _____

SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

AMAM Proj# 6-20-18-452 PM- KB

Unit types should be entered from smallest to largest based on " # of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns Q through AA, and rows 51 through 79.

Specifications and Amenities (check all that apply)

<input type="checkbox"/> Single Family Construction	<input type="checkbox"/> SRO	<input type="checkbox"/> Transitional (per §42(i)(3)(B))	<input type="checkbox"/> Duplex	<input type="checkbox"/> Duplex
<input type="checkbox"/> Scattered Site	<input type="checkbox"/> Fourplex	<input checked="" type="checkbox"/> > 4 Units Per Building	<input type="checkbox"/> Townhome	<input type="checkbox"/> Townhome

Development will have:	<input checked="" type="checkbox"/> Fire Sprinklers	<input checked="" type="checkbox"/> Elevators	<input type="checkbox"/> # of Elevators	<input type="checkbox"/> Wt. Capacity
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Number of Parking Spaces (consistent with Architectural Drawings):	Free	Paid	Shed or Flat Roof Carport Spaces	Free	Paid	Detached Garage Spaces
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Attached Garage Spaces	<input type="checkbox"/>	<input type="checkbox"/>	Uncovered Spaces
<input type="checkbox"/>	<input type="checkbox"/>	Structured Parking Garage Spaces	<input type="checkbox"/>	<input type="checkbox"/>		

Floor Composition/Wall Height:	<input type="checkbox"/> % Carpet/Vinyl/Resilient Flooring	<input type="checkbox"/> Ceiling Height
<input type="checkbox"/> % Ceramic Tile	<input type="checkbox"/> Upper Floor(s) Ceiling Height (Townhome Only)	
<input type="checkbox"/> % Other	Describe: _____	

Unit Type		A	B	C	D	E	F												Total # of Residential Buildings				
Unit Label	# of Bedrooms	# of Baths	Sq. Ft. Per Unit	Number of Units Per Building											Total # of Units	Total Sq Ft for Unit Type							
				1	1	1	1	1												6			
A1	1	1	752		11	5		10	5												31	23,312	
A1H	1	1	752		1			2													3	2,256	
A3	1	1	680		6			6													12	8,160	
B2	2	2	971		17	6	14	17	6	14												74	71,854
B2H	2	2	971		1		1	1		1												4	3,884
Totals				18	24	20	18	24	20												124	109,466	

Net Rentable Square Footage from Rent Schedule

109,466

Supportive Housing Applicants Only

<input type="checkbox"/>	Enter the total development common area from the architect's plans: Ensure that this number matches your architectural drawings.	<input type="text" value=""/>
<input type="checkbox"/>	The additional square footage allowed for Supportive Housing per 11.9(e)(2) is:	<input type="text" value="6,200"/>
<input type="checkbox"/>	The lesser of these two numbers added to NRA: Use this number to figure points under 11.9(e)(2)	<input type="text" value="109,466"/>
If a revised form is submitted, date of submission: _____		

1f

BOARD ACTION REQUEST
COMMUNITY AFFAIRS DIVISION
JULY 25, 2019

Presentation, discussion, and possible action on the 2020-2021 Community Services Block Grant State Plan for submission to the U.S. Department of Health and Human Services and approval of the associated 2020 awards

RECOMMENDED ACTION

WHEREAS, the Texas Department of Housing and Community Affairs (the Department) develops and submits a State Plan to the U.S. Department of Health and Human Services (USHHS) every other year to administer the Community Services Block Grant (CSBG);

WHEREAS, the Board approved a draft 2020-2021 CSBG State Plan on April 25, 2019, which was then made available for public comment and that public comment is addressed below;

WHEREAS, the final 2020-2021 CSBG State Plan (the Plan) includes the awards to eligible entities of 2020 CSBG funds as recommended by the Executive Award Review and Advisory Committee (EARAC); and

WHEREAS, the Plan also includes non-substantive corrections;

NOW, therefore, it is hereby

RESOLVED, that the Plan and 2020 CSBG awards, in the form presented to this meeting, are hereby approved for submission to the USHHS; and

FURTHER RESOLVED, that the Acting Director or his designee are hereby authorized, empowered, and directed, for and on behalf of this Board to contract for the awards represented in the Plan and in connection therewith to execute, deliver, and cause to be performed such amendments, documents, and other writings such as anticipated grant guidance on development of the Plan from USHHS or to make such non-substantive technical corrections as they or any of them may deem necessary or advisable to effectuate the foregoing.

BACKGROUND

The Department develops and submits a CSBG Plan every other year on or before September 1 to USHHS. USHHS provides a model plan to guide the format and content. The draft, upon approval by the Board on April 25, 2019, was released for public comment. The public comment period was open from May 10, 2019, to June 10, 2019, and public hearings were held at several locations around the state. Eight individuals commented on the draft. A summary of these comments with Department response is provided below.

The Previous Participation Rule (10 TAC, Chapter 1, Subchapter C, §1.302) requires a review of CSBG awards prior to recommendation to the Board. These CSBG awards are subject to this review. The review has been performed and the Executive Award and Review Advisory Committee (EARAC) has recommended all of the awards in the Plan without conditions.

Attachment A: Summary of Public Comment and Staff Recommendations Related to the 2020 and 2021 Community Services Block Grant State Plan

The Department conducted public hearings on May 28, 2019, in Austin and Fort Worth; on May 29, 2019, in Odessa; and on May 30, 2019, in Houston to solicit public comment on the draft 2020 and 2021 CSBG State Plan. A summary of the public comment and staff’s response and recommendations are as follows:

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMENDATION: The Department accepted public comment May 10, 2019, through June 10, 2019. Comment was received from individuals representing eight organizations, including the Texas Association of Community Action Agencies (TACAA). Comments and responses are presented in the following list. Note that public comment numbers were assigned as noted to the left and are used to identify commenters.

#	Commenter	Organization
1	Stella Rodriguez, Executive Director	Texas Association of Community Action Agencies (represents 34 of the 40 CSBG eligible entities)
2	Ann Awalt, Executive Director	Community Action Corporation of South Texas
3	Magi York, Executive Director	Panhandle Community Services
4	Laura Ponce, Executive Director	El Paso Community Action Program-Project Bravo, Inc.
5	Henry Tarango, Division Director	South Plains Community Action Association, Inc.
6	Alma Barrera, Chief Executive Officer	Nueces County Community Action Agency
7	Marco Cruz, Executive Director	Opportunities for Williamson and Burnet Counties
8	Adan Estrada, Executive Director	Big Bend Community Action Committee, Inc.

Section 3.1 CSBG Lead Agency Mission and Responsibilities

COMMENT SUMMARY (1): Commenter requests that language be added to the mission and responsibilities statement that indicates that community service programs play a role in the Department’s mission.

STAFF RESPONSE Staff has updated the mission statement in Section 3.1 to match the language in the 2019-2023 TDHCA Strategic Plan. The Department would like to note that the community action network and community services are addressed in the last paragraph of the mission statement.

Section 5.1 CSBG Eligible Entities

COMMENT SUMMARY (1): Commenter requests corrections to three agency names: Brazos Valley Community Action Agency, Economic Action Committee of The Gulf Coast, and Fort Worth, City of, Parks & Services Department.

STAFF RESPONSE: Staff concurs with the request for corrections to agency names, and will revise the Plan to read Brazos Valley Community Action Programs, Economic Action Committee of the Gulf Coast, and City of Fort Worth Neighborhood Services Department.

Section 7.2, Planned Allocation

COMMENT SUMMARY (1): Commenter requests corrections to three agency names: Brazos Valley Community Action Agency, Economic Action Committee of The Gulf Coast, and Fort Worth, City of, Parks & Services Department.

STAFF RESPONSE: Staff concurs with the request for corrections to agency names, and will revise the Plan to read Brazos Valley Community Action Programs, Economic Action Committee of the Gulf Coast, and City of Fort Worth Neighborhood Services Department.

Section 7.9, Remainder/Discretionary Funds

COMMENT SUMMARY (1): Commenter requests that language be changed in the third to last paragraph of this section to match that of the fourth to last paragraph. Rather than the language stating “the Department will shift”, commenter requests that it state “the Department may shift”.

STAFF RESPONSE: Staff concurs and will revise the Plan to state “may shift” to make the language consistent.

COMMENT SUMMARY (1): Commenter requests that Program Year be defined in the third to last paragraph of this section and to clarify whether Program Year includes approved contract extension periods.

STAFF RESPONSE: After reviewing this language, staff has changed it to state “Contract Term” (which is inclusive of any amendments of time). The change also recognizes that contracts might not always align with the Program Year.

COMMENT SUMMARY (1): In the second to last paragraph of this section, if there is less CSBG funding from USHHS than originally projected, commenter requests that rather than reducing funds from only the Network Operational Investment activity, funds be reduced from all discretionary activities proportionally so that all activities share the reduction. The commenter states that eligible entities are required to meet unfunded mandates such as organizational standards outlined in the Plan which can be subsidized with funds from the Network Operational Investment activity. By reducing a disproportionate share from only the Network Operational Investment activity, the commenter suggests the eligible entities will have a difficult time in meeting organizational standards requirements.

STAFF RESPONSE: Staff appreciates the comment and acknowledges that there are many demands placed on eligible entities required by the CSBG program; however, it is the view of the Department that funds spent on Network Operational Investment activities do not directly fund low-income households like the other discretionary activities which more directly benefit low-income Texans (e.g., Disaster Recovery, Migrant Seasonal Farmworker and Native American client assistance). For this reason, if a situation occurs where federally granted funds are less than projected, they will be depleted from the Network Operational Investment activity first. Staff appreciates the feedback, but recommends no change to the Plan.

COMMENT SUMMARY (1): In the last paragraph of this section, commenter requests that the Network Operational Investment activity be included as one of the categories to receive additional funding if funding is more than projected because operational funding is critical to ensuring CSBG eligible entities have available resources to meet the many demands of CSBG.

STAFF RESPONSE: Similar to the previous staff response, it is the view of the Department that funds spent on Network Operational Investment activities do not directly fund low-income households like the other discretionary activities which more directly benefit low-income Texans (e.g., Disaster Recovery, Migrant Seasonal Farmworker and Native American client Employment and Education Initiatives). For this reason, if a situation occurs where federally granted funds are more than projected, the discretionary activities which more directly benefit low-income Texans (e.g., Disaster Recovery, Migrant Seasonal Farmworker and Native American client assistance) will receive the additional funding. Staff appreciates the feedback but recommends no change to the Plan.

Section 9, State Linkages and Communication

COMMENT SUMMARY (1): Commenter points to several areas within Section 9 wherein the Department encourages eligible entities to work closely with their local Workforce Innovation and Opportunity Act (WIOA) offices to assist low-income persons in obtaining employment and other benefits. Commenter requests the Department assist eligible entities in doing so by establishing a relationship at the state level with the Texas Workforce Commission (TWC), which could foster future and closer collaboration between eligible entities and the local WIOA offices. Commenter asks that the checkbox in Section 9.1 for 'State WIOA agency' be checked as well as the checkbox in Section 9.4 be checked 'Yes'. Commenter also requests that if the Department chooses not to intervene at the state level, then they should remove the requirements stated in 9.2 and 9.4b regarding working with WIOA offices at the local level.

STAFF RESPONSE: Staff concurs with some of the comment and has revised the Plan to reflect some of the recommended changes. The requirement for the state and eligible entities to coordinate services with WIOA offices is a CSBG Act requirement. Throughout Section 9 of the Plan, the Department encourages eligible entities to coordinate with their regional WIOA offices to better assist persons to transition out of poverty. Additionally, the Department requires a Community Action Plan (CAP) be submitted to the Department each year to reflect their collaboration with their local WIOA office. These requirements remain; but in addition, the Department will reach out to TWC and/or the Workforce Development Boards throughout the state putting them in contact with the Executive Director of each eligible entity encouraging them to work with the eligible entities so that low-income Texans in their area can better be served. The Department has inserted language into Section 9.2 describing this action. The checkbox in Section 9.1 for 'State WIOA agency' will be checked; however, the checkbox in Section 9.4 will remain checked 'No' because the Department does not participate in a WIOA Combined State Plan.

Section 13.5, Community Action Plans and Needs Assessments

COMMENT SUMMARY (1-7): Commenters requests that eligible entities be required to submit their Community Action Plan (CAP) to the Department every three years, but update their targets each year. Allowing Eligible Entities to submit their CAP every three years, and updating targets each year, would allow staff to focus their time and effort on other planning documents.

STAFF RESPONSE: The CAP is a planning document required by the CSBG Act. Staff understands the development of the CAP to be a labor-intensive process. 10 TAC §6.206 already requires a CAP be

submitted on an annual basis. Staff is currently moving toward a CAP development and submission process whereby eligible entities must submit updates to their CAP on an annual basis and a comprehensive redevelopment of the CAP must be submitted every three years to coincide with their Community Assessment. Essentially, a CAP is still required to be submitted each year whether the CAP submittal is an update to a previous year's CAP or a comprehensive redevelopment of a CAP. Staff believes its new guidance to the eligible entities regarding the CAP development and submittal process, already being undertaken, meets the intent of the CSBG Act as well as satisfies the planning requirements needed for an eligible entity to be successful in its delivery of services to low-income Texans. Staff concurs with the comments and has made any necessary revisions throughout the Plan as well as this Section to reflect this change.

General Comments

COMMENT SUMMARY (4, 8): Two of the commenters indicated their support of the comments filed by TACAA (written above).

STAFF RESPONSE: Staff appreciates the feedback and recommends no change based on these comments.

2020-2021 CSBG ESTIMATED ALLOCATIONS

January 1, 2020-December 31, 2020

January 1, 2021-December 31, 2021

	ELIGIBLE ENTITY	2020 ALLOCATION	2021 ALLOCATION
1	Aspermont Small Business Development Center, Inc.	\$150,000.00	\$150,000.00
2	Big Bend Community Action Committee, Inc.	\$150,000.00	\$150,000.00
3	Brazos Valley Community Action Programs	\$1,074,088.00	\$1,074,088.00
4	Cameron and Willacy Counties Community Projects, Inc.	\$925,324.00	\$925,324.00
5	Central Texas Opportunities, Inc.	\$184,539.00	\$184,539.00
6	City of Austin Health and Human Services Department	\$1,106,425.00	\$1,106,425.00
7	City of Fort Worth Neighborhood Services Department	\$1,838,824.00	\$1,838,824.00
8	City of Lubbock Community Development Department	\$396,972.00	\$396,972.00
9	City of San Antonio Department of Community Initiatives	\$2,059,342.00	\$2,059,342.00
10	Combined Community Action, Inc.	\$202,067.00	\$202,067.00
11	Community Action Committee of Victoria, Texas	\$274,768.00	\$274,768.00
12	Community Action Corporation of South Texas	\$304,869.00	\$304,869.00
13	Community Action Inc. of Central Texas	\$279,675.00	\$279,675.00
14	Community Action Social Services and Education	\$150,000.00	\$150,000.00
15	Community Council of Greater Dallas	\$3,109,388.00	\$3,109,388.00
16	Community Council of South Central Texas, Inc.	\$717,668.00	\$717,668.00
17	Community Services of Northeast Texas, Inc.	\$431,692.00	\$431,692.00
18	Community Services, Inc.	\$1,515,219.00	\$1,515,219.00
19	Concho Valley Community Action Agency	\$226,667.00	\$226,667.00
20	Economic Action Committee of the Gulf Coast	\$150,000.00	\$150,000.00
21	Economic Opportunities Advancement Corporation of Planning Region XI	\$483,037.00	\$483,037.00
22	El Paso Community Action Program-Project BRAVO	\$1,224,972.00	\$1,224,972.00
23	Galveston County Community Action Council, Inc.*	\$934,196.00	\$934,196.00
24	Greater East Texas Community Action Program	\$920,926.00	\$920,926.00
25	Gulf Coast Community Services Association	\$4,949,942.00	\$4,949,942.00
26	Hidalgo County Community Services Agency	\$1,685,433.00	\$1,685,433.00
27	Hill Country Community Action Association, Inc.	\$511,744.00	\$511,744.00
28	Nueces County Community Action Agency	\$431,199.00	\$431,199.00
29	Panhandle Community Services	\$555,903.00	\$555,903.00
30	Pecos County Community Action Agency	\$150,000.00	\$150,000.00
31	Rolling Plains Management Corporation	\$466,094.00	\$466,094.00
32	South Plains Community Action Association, Inc.	\$261,345.00	\$261,345.00
33	South Texas Development Council	\$231,597.00	\$231,597.00
34	Southeast Texas Regional Planning Commission	\$469,161.00	\$469,161.00
35	Texas Neighborhood Services	\$447,079.00	\$447,079.00
36	Texoma Council Of Governments	\$243,900.00	\$243,900.00
37	Tri-County Community Action, Inc.	\$320,529.00	\$320,529.00
38	Webb County Community Action Agency	\$559,553.00	\$559,553.00
39	West Texas Opportunities, Inc.	\$543,203.00	\$543,203.00
40	Williamson-Burnet County Opportunities, Inc.	\$327,885.00	\$327,885.00
	TOTAL	\$30,965,225.00	\$30,965,225.00

Note: All figures are estimates and based on 2019 allocations. Staff will proportionally revise the award amounts according to formula upon Congressional approval and receipt of grant notifications from the U.S. Department of Health and Human Services.

*A SOAH hearing has been authorized by the Board and requested by the Subrecipient. If issues identified by Compliance continue to be unresolved, it is likely that the SOAH hearing will proceed. In accordance with 10 TAC 2.203(h) and (i): "(h) SOAH

will issue a proposal for decision to the TDHCA Governing Board recommending whether there is cause, as defined by the CSBG Act, 42 U.S.C. §9908(c), to terminate or reduce funding to the Subrecipient. The TDHCA Governing Board will be provided the proposal for decision and it will be considered as part of any final order by the Board in the matter. AND (i) If the TDHCA Governing Board determines that there is cause to terminate or reduce funding, pursuant to 42 U.S.C. §9915, the Department will notify the Subrecipient that it has the right under 42 U.S.C. §9915 to seek review of the decision by the HHS. If HHS does not overturn the decision, or if the Subrecipient does not seek HHS review, the entity's status as an Eligible Entity under the CSBG Act, and all active CSBG Contracts will be terminated on the 90th calendar day after the Board decision." Awards and associated contracts under 2020 for this Subrecipient will proceed in accordance with standard operating procedures until such time as all of the processes cited have had the opportunity to occur.

**STATE OF TEXAS FFY 2020 and FFY 2021
COMMUNITY SERVICES BLOCK GRANT APPLICATION
AND STATE PLAN**

To be Submitted to

U. S. DEPARTMENT OF HEALTH AND HUMAN SERVICES

August 2019

by the

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Street Address: 221 East 11th Street, Austin, TX 78701
Mailing Address: PO Box 13941, Austin, TX 78711
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SECTION 1

CSBG Lead Agency, CSBG Authorized Official, CSBG Point of Contact, and Official State Designation Letter

1.1. Provide the following information in relation to the lead agency designated to administer CSBG in the State, as required by Section 676(a) of the CSBG Act. The following information should mirror the information provided on the Application for Federal Assistance, SF-424M.

1.1a. Lead agency [**Texas Department of Housing and Community Affairs**]

1.1b. Cabinet or administrative department of this lead agency [**Check One and narrative where applicable**]

- Community Services Department
- Human Services Department
- Social Services Department
- Governor's Office
- Community Affairs Department
- Other, describe:

1.1c. Division, bureau, or office of the CSBG authorized official [**Community Affairs Division**]

1.1d. Authorized official of the lead agency [**Mr. David Cervantes, Acting Director**]

Instructional note: The authorized official could be the director, secretary, commissioner etc. as assigned in the designation letter (attached under item 1.3). The authorized official is the person indicated as authorized representative on the SF-424M.

1.1e. Street address [**221 East 11th Street**]

1.1f. City [**Austin**]

1.1g. State [**Texas**]

1.1h. Zip [**78701**]

1.1i. Telephone number and extension [**512-475-3800**]

1.1j. Fax number [**512-475-3935**]

1.1k. Email address [**david.cervantes@tdhca.state.tx.us**]

1.1. Lead agency website [www.tdhca.state.tx.us]

1.2. Provide the following information in relation to the designated State CSBG point of contact.

Instructional Note: The State CSBG point of contact should be the person that will be the main point of contact for CSBG within the State.

1.2a. Agency name [**Texas Department of Housing and Community Affairs**]

1.2b. Name of the point of contact [**Michael DeYoung**]

1.2c. Street address [**221 East 11th Street**]

1.2d. City [**Austin**]

1.2e. State [**Texas**]

1.2f. Zip [**78701**]

1.2g. Point of contact telephone number [**512-475-2125**]

1.2h. Fax number [**512-475-3935**]

1.2i. Point of contact email address [michael.deyoung@tdhca.state.tx.us]

1.2j. Point of contact agency website [www.tdhca.state.tx.us]

1.3. Designation Letter: Attach the State's official CSBG designation letter. If either the governor or designated agency has changed, update the letter accordingly. [**Attach a document**]

Instructional Note: The letter should be from the chief executive officer of the State and include, at minimum, the designated State CSBG lead agency and title of the authorized official of the lead agency who is to administer the CSBG grant award.

Per state law, programmatic designations to a State Agency from the Governor remain in effect unless rescinded.

SECTION 2

State Legislation and Regulation

- 2.1. **CSBG State Legislation:** Does the State have a statute authorizing CSBG?
Yes No
- 2.2. **CSBG State Regulation:** Does the State have regulations for CSBG?
Yes No

2.3. If yes was selected in item 2.1 or 2.2, attach a copy (or copies) of legislation and/or regulations or provide a hyperlink(s), as appropriate. **[Attach a document and/or provide a link] Link:**

Texas Government Code, Section 2105:

<http://www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2105.htm>

Texas Government Code, Section 2306.092 and 2306.097:

<http://www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm>

Texas Administrative Code, 10 TAC, Chapter 1:

[https://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=4&ti=10&pt=1&ch=1](https://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=4&ti=10&pt=1&ch=1)

Texas Administrative Code, 10 TAC, Chapter 2:

[http://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=4&ti=10&pt=1&ch=2](http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=4&ti=10&pt=1&ch=2)

Texas Administrative Code, 10 TAC, Chapter 6, Subchapter A:

[http://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=6&sch=A&rl=Y](http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=6&sch=A&rl=Y)

Texas Administrative Code, 10 TAC, Chapter 6, Subchapter B:

[http://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=6&sch=B&rl=Y](http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=6&sch=B&rl=Y)

2.4. State Authority: Select a response for each question about the State statute and/or regulations authorizing CSBG:

2.4a. Did the State legislature enact authorizing legislation, or amendments to an existing authorizing statute, last year?
Yes No

2.4b. Did the State establish or amend regulations for CSBG last year?
Yes No

2.4c. Does the State statutory or regulatory authority designate the bureau, division, or office in the State government that is to be the State administering agency?
 Yes No

SECTION 3

State Plan Development and Statewide Goals

3.1. CSBG Lead Agency Mission and Responsibilities: Briefly describe the mission and responsibilities of the State agency that serves as the CSBG lead agency. **[Narrative:**

The mission of the Texas Department of Housing and Community Affairs is to administer its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically and develop high quality affordable housing which helps Texas communities to thrive.

The Department accomplishes its mission largely by acting as a conduit for federal assistance for housing and community services. However, because several major housing programs require the participation of private investors and private lenders, TDHCA also operates as a housing finance agency.

Ensuring compliance with the many state and federal laws that govern housing programs is another important part of the Department's mission. This ensures that TDHCA's housing portfolio is being well maintained and correctly operated, that program funds are being compliantly and effectively administered, and that any misuse of those resources is identified and addressed.

TDHCA, chiefly through its community action network, provides important services to Texans who qualify based on their income level and, through its subrecipients provides affordable housing assistance as well. The Department offers educational materials and technical assistance for housing, housing-related, and community services matters statewide.]

3.2. State Plan Goals: Describe the State’s CSBG-specific goals for State administration of CSBG under this State Plan. **[Narrative:** The Agency’s Strategic Plan for Fiscal Years 2019-2023 includes the following measures related to CSBG:

Objective: To ease the hardship of poverty for 8.89 percent of the homeless and very low income persons each year.

Strategy 1: Administer poverty-related funds through a Network of Agencies.

Output Measures:

1. Number of persons assisted through Homeless and Poverty-related funds (Note: this includes CSBG and other grants)
2. Number of persons that achieve income above poverty level
3. Number of persons assisted by the Community Services Block Grant Program]

Instructional Note: For examples of “goals,” see State Accountability Measure 1Sa(i).

Note: This information is associated with State Accountability Measure 1Sa(i) and may pre-populate the State’s annual report form.

3.3. State Plan Development: Indicate the information and input the State accessed to develop this State Plan.

3.3a. Analysis of [Check all that applies and narrative where applicable]

- State Performance Indicators and/or National Performance Indicators (NPIs)
- U.S. Census data
- State performance management data (e.g., accountability measures, ACSI survey information, and/or other information from annual reports)
- Other data (describe) **[Narrative, 2500 characters]**
- Eligible entity community needs assessments
- Eligible entity plans
- Other information from eligible entities, e.g., State required reports (describe)
[Narrative, 2500 characters]

3.3b. Consultation with [Check all that applies and narrative where applicable]

- Eligible entities (e.g., meetings, conferences, webinars; not including the public hearing)
- State community action association and regional CSBG T & TA providers
- State partners and/or stakeholders (describe) **[Narrative:** The Department invites consultation with partners and stakeholders through our Executive Board Meeting, intra-agency councils, workgroups, and public hearings. State employees also attend state association conferences and Board meetings.]

- National organizations (describe) [Narrative, 2500 characters]
- Other (describe) [Narrative, 2500 characters]

3.4. Eligible Entity Involvement

3.4a. Describe the specific steps the State took in developing the State Plan to involve the eligible entities. **[Narrative:** The State included CSBG eligible entities and the State Association in the development of the Plan and the use of CSBG funds by providing the eligible entities and the State Association with the draft Plan prior to presenting it to the TDHCA Governing Board. The State reviewed their input and determined how to incorporate their feedback into the Plan. Only after that initial input was received was the plan then presented to the Department’s Board so that it could be released as the draft Plan for an official public comment period lasting 30 days. This period provided the eligible entities and the State Association with a second opportunity to comment on the Plan. There were also four separate public hearings held in different areas of the state to provide input to the Plan.]

Note: This information is associated with State Accountability Measures 1Sa(ii) and may pre-populate the State’s annual report form.

If this is the first year filling out the automated State Plan, skip the following question.

3.4b. Performance Management Adjustment: How has the State adjusted State Plan development procedures under this State Plan, as compared to past plans, in order 1) to encourage eligible entity participation and 2) to ensure the State Plan reflects input from eligible entities? Any adjustment should be based on the State’s analysis of past performance in these areas, and should consider feedback from eligible entities, OCS, and other sources, such as the public hearing. If the State is not making any adjustments, provide further detail.

[The State thoroughly reviewed the results of the ACSI 2017 Survey in developing the Plan; one of the areas of feedback was that eligible entities asked to be able to provide input on the CSBG State Plan prior to the draft being released. In response to that suggestion, the State is garnering input during the early development of the draft Plan, prior to its being approved by the Board as a draft document. The network of eligible entities also requested that the draft Plan be provided to them prior to publication showing the tracked changes and the Department has done so. Some input also asked for the hearings to be held in different areas of the State – not only central Texas - so that the cost to attend a hearing is not cost prohibitive. In response, the Department held hearings in four areas of the State. At least one of the hearings was hosted in West Texas, which is an area of the State not previously selected as a public hearing site prior to 2017. The State has reviewed the most recent ACSI results and considered the input in the development of training and technical assistance in the areas of development of the Community Needs Assessment, implementation of ROMA Next Generation

and the new CSBG Reporting modules, and will continue to utilize input from the Network throughout the period covered by this Plan.]

Note: This information is associated with State Accountability Measures 1Sb(i) and (ii) and may pre-populate the State's annual report form.

- 3.5. Eligible Entity Overall Satisfaction:** Provide the State's target for eligible entity Overall Satisfaction during the performance period: [70]

Instructional Note: The State's target score will indicate improvement or maintenance of the States' Overall Satisfaction score from the most recent American Customer Survey Index (ACSI) survey of the State's eligible entities. (See information about the ACSI in the CSBG State Accountability Measures document.)

Note: Item 3.5 is associated with State Accountability Measure 8S and may pre-populate the State's annual report form.

SECTION 4

CSBG Hearing Requirements

- 4.1. Public Inspection:** Describe how the State made this State Plan, or revision(s) to the State Plan, available for public inspection, as required under Section 676(e)(2) of the Act. **[Narrative:** The Draft Application and State Plan was made available for review at the April 25, 2019, meeting of the TDHCA Governing Board. Subsequently, a public comment period occurred from May 10, 2019, through June 10, 2019, whereby input into the Plan could be provided. The State held public hearings in four separate locations throughout the State at which time the Plan was also available for review. The draft Plan was also posted on the Department's website on April 26, 2019, and a link to the website posting was published in the *Texas Register* on May 10, 2019. Both the Department's website and the *Texas Register* publication announced the public comment period and the public hearing information.]
- 4.2. Public Notice/Hearing:** Describe how the State ensured there was sufficient time and statewide distribution of notice of the public hearing(s) to allow the public to comment on the State Plan, as required under 676(a)(2)(B) of the CSBG Act. **[Narrative:** The State posted notice of the public hearings and the 30-day public comment period on the Department's website April 26, 2019. CSBG eligible entities and the State Association were also notified by e-mail that same day. Notice of Public Hearings and the Public Comment period were also published in the *Texas Register* on May 10, 2019.]
- 4.3. Public and Legislative Hearings:** Specify the date(s) and location(s) of the public and legislative hearing(s) held by the designated lead agency for this State Plan, as required under Section 676(a)(2)(B) and Section 676(a)(3) of the Act. (If the State has not held a

public hearing in the prior fiscal year and/or a legislative hearing in the last three years, provide further detail).

Instructional Note: The date(s) for the public hearing(s) must have occurred in the year prior to the first Federal fiscal year covered by this plan. Legislative hearings are held at least every three years, and must have occurred within the last three years prior to the first Federal fiscal year covered by this plan.

Public Hearings:

- Austin - Tuesday, May 28, 2019, 2:00 p.m.-3:00 p.m. in room 116, TDHCA headquarters, 221 East 11th Street, Austin, TX
- Fort Worth – Tuesday, May 28, 2019, 6:00 p.m.-7:00 p.m. at Southside Community Center, 959 E. Rosedale, Fort Worth, TX 76104
- Odessa - Wednesday, May 29, 2019, 2:00 p.m.- 3:00 p.m. at West Texas Opportunities offices, 1415 East 2nd, Odessa, TX79762
- Houston –Thursday, May 30 , 2019, 6:00 p.m.-7:00 p.m. p.m. Baker Ripley, Inc. offices, 3838 Aberdeen Way, Houston, TX 77025

Legislative Hearings:

House Committee on Appropriations, February 11, 2019, Texas State Capitol, Austin, Texas

Senate Committee on Finance, January 31, 2019, Texas State Capitol, Austin, Texas

Date	Location	Type of Hearing [Select an option]
<p>Legislative Hearings:</p> <p>House Committee on Appropriations on February 11, 2019</p> <p>Senate Committee on Finance on January 31, 2019</p>	<p>Texas State Capitol, Austin, Texas</p>	<ul style="list-style-type: none"> • <input type="checkbox"/> Public • <input checked="" type="checkbox"/> Legislative • <input type="checkbox"/> Combined
<p>Public Hearings:</p> <p>Tuesday, May 28, 2019, from 2:00 p.m. - 3:00 p.m.</p> <p>Tuesday, May 28, 2019 from 6:00 p.m. - 7:00 p.m.</p> <p>Wednesday, May 29, 2019, from 2:00 p.m. - 3:00 p.m.</p> <p>Thursday, May 30, 2019 from 6:00 p.m. - 7:00 p.m.</p>	<p>TDHCA headquarters 221 East 11th Street, Room 116, Austin, TX 78701]</p> <p>Southside Community Center, 959 E. Rosedale, Fort Worth, TX 76104</p> <p>West Texas Opportunities offices, 1415 East 2nd Odessa, TX 79762</p> <p>Baker Ripley, Inc. offices, 3838 Aberdeen Way, Houston, TX 77025</p>	<ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Public • <input type="checkbox"/> Legislative • <input type="checkbox"/> Combined

ADD a ROW function Note: rows will be able to be added for each additional hearing

4.4. Attach supporting documentation or a hyperlink for the public and legislative hearings.

[Attach a document or provide a hyperlink.]

<https://www.sos.state.tx.us/texreg/archive/May102019/In%20Addition/In%20Addition.html#90>

Legislative hearing documentation is attached.

SECTION 5

CSBG Eligible Entities

5.1. CSBG Eligible Entities: In the table below, list each eligible entity in the State, and indicate public or private, the type(s) of entity, and the geographical area served by the entity. (This table should include every CSBG Eligible Entity to which the State plans to allocate 90 percent funds, as indicated in the table in item 7.2. Do not include entities that only receive remainder/discretionary funds from the State or tribes/tribal organizations that receive direct funding from OCS under Section 677 of the CSBG Act.)

	CSBG Eligible Entity	Public or Nonprofit	Type of Agency	CSBG Counties Served
1	Aspermont Small Business Development Center, Inc.	Nonprofit	CAA	Haskell, Jones, Kent, Knox, Stonewall, Throckmorton
2	Austin, City of, Health and Human Services Department	Public	Local Government	Travis
3	Big Bend Community Action Committee, Inc.	Nonprofit	CAA	Brewster, Culberson, Hudspeth, Jeff Davis, Presidio
4	Brazos Valley Community Action Programs	Nonprofit	CAA	Brazos, Burleson, Chambers, Grimes, Leon, Liberty, Madison, Montgomery, Robertson, Walker, Waller, Washington
5	Cameron and Willacy Counties Community Projects, Inc.	Nonprofit	CAA	Cameron, Willacy
6	Central Texas Opportunities, Inc.	Nonprofit	CAA	Brown, Callahan, Coleman, Comanche, Eastland, McCulloch, Runnels
7	Combined Community Action, Inc.	Nonprofit	CAA	Austin, Bastrop, Colorado, Fayette, Lee
8	Community Action Committee of Victoria, Texas	Nonprofit	CAA	Aransas, Calhoun, De Witt, Goliad, Gonzales, Jackson, Lavaca, Refugio, Victoria
9	Community Action Corporation of South Texas	Nonprofit	CAA	Bee, Brooks, Duval, Jim Wells, Kenedy, Kleberg, San Patricio
10	Community Action Inc. of Central Texas	Nonprofit	CAA	Blanco, Caldwell, Hays
11	Community Action Social Services & Education	Nonprofit	CAA	Maverick

	CSBG Eligible Entity	Public or Nonprofit	Type of Agency	CSBG Counties Served
12	Community Council of South Central Texas, Inc.	Nonprofit	CAA	Atascosa, Bandera, Comal, Dimmit, Edwards, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Kinney, LaSalle, Live Oak, McMullen, Medina, Real, Uvalde, Val Verde, Wilson, Zavala
13	Community Services of Northeast Texas, Inc.	Nonprofit	CAA	Bowie, Camp .Cass, Delta, Franklin, Hopkins, Lamar, Marion, Morris, Rains, Red River, Titus
14	Community Services, Inc.	Nonprofit	CAA	Anderson, Collin, Denton, Ellis, Henderson, Hunt, Kaufman, Navarro, Rockwall, Van Zandt
15	Concho Valley Community Action Agency	Nonprofit	CAA	Coke, Concho, Crockett, Irion, Kimble, Menard, Reagan, Schleicher, Sterling, Sutton, Tom Green
16	Community Council of Greater Dallas	Nonprofit	CAA	Dallas
17	Economic Action Committee of the Gulf Coast	Nonprofit	CAA	Matagorda
18	Economic Opportunities Advancement Corporation of Planning Region XI	Nonprofit	CAA	Bosque, Falls, Freestone, Hill, Limestone, McLennan
19	El Paso Community Action Program-Project BRAVO	Nonprofit	CAA	El Paso
20	Fort Worth, City of, Neighborhood Services Department	Public	Local Government	Tarrant
21	Galveston County Community Action Council, Inc.	Nonprofit	CAA	Brazoria, Fort Bend, Galveston, Wharton
22	Greater East Texas Community Action Program	Nonprofit	CAA	Angelina, Cherokee, Gregg, Houston, Nacogdoches, Polk, Rusk, San Jacinto, Smith, Trinity, Wood
23	Gulf Coast Community Services Association	Nonprofit	CAA	Harris
24	Hidalgo County Community Services Agency	Public	Local Government	Hidalgo
25	Hill Country Community Action Association, Inc.	Nonprofit	CAA	Bell, Coryell, Hamilton, Lampasas, Llano, Mason, Milam, Mills, San Saba
26	Lubbock, City of, Community Development Department	Public	Local Government	Lubbock

	CSBG Eligible Entity	Public or Nonprofit	Type of Agency	CSBG Counties Served
27	Nueces County Community Action Agency	Nonprofit	CAA	Nueces
28	Panhandle Community Services	Nonprofit	CAA	Armstrong, Briscoe, Carson, Castro, Childress, Collingsworth, Dallam, Deaf Smith, Donley, Gray, Hall, Hansford, Hartley, Hemphill, Hutchinson, Lipscomb, Moore, Ochiltree, Oldham, Parmer, Potter, Randall, Roberts, Sherman, Swisher, Wheeler
29	Pecos County Community Action Agency	Nonprofit	CAA	Crane, Pecos, Terrell
30	Rolling Plains Management Corporation	Nonprofit	CAA	Archer, Baylor, Clay, Cottle, Foard, Hardeman, Jack, Mitchell, Montague, Taylor, Shackelford, Stephens, Wichita, Wilbarger, Young
31	San Antonio, City of, Department of Community Initiatives	Public	Local Government	Bexar
32	South Plains Community Action Association, Inc.	Nonprofit	CAA	Bailey, Cochran, Crosby, Dickens, Floyd, Garza, Hale, Hockley, King, Lamb, Lynn, Motley, Terry, Yoakum
33	South Texas Development Council	Public	Local Government	Jim Hogg, Starr, Zapata
34	Southeast Texas Regional Planning Commission	Public	Local Government	Hardin, Jefferson, Orange
35	Texas Neighborhood Services	Nonprofit	CAA	Erath, Hood, Johnson, Palo Pinto, Parker, Somervell, Wise
36	Texoma Council of Governments	Public	Local Government	Cooke, Fannin, Grayson
37	Tri-County Community Action, Inc.	Nonprofit	CAA	Harrison, Jasper, Newton, Panola, Sabine, San Augustine, Shelby, Tyler, Upshur
38	Webb County Community Action Agency	Public	Local Government	Webb
39	West Texas Opportunities, Inc.	Nonprofit	CAA	Andrews, Borden, Dawson, Ector, Fisher, Gaines, Glasscock, Howard, Loving, Martin, Midland, Nolan, Reeves, Scurry, Upton, Ward, Winkler
40	Williamson-Burnet County Opportunities, Inc.	Nonprofit	CAA	Burnet, Williamson

5.2. Total number of CSBG eligible entities: 40 **[This will automatically update based on chart in 5.1]**

5.3. **Changes to Eligible Entities List:** Has the list of eligible entities under item 5.1 changed since the State’s last State Plan submission? If yes, briefly describe the changes.

Yes No **[If yes is selected – Narrative:** Community Council of Greater Dallas, Inc. was selected to serve as the CSBG eligible entity for Dallas County in September 2017.]

Instructional Note: Limited Purpose Agency refers to an eligible entity that was designated as a limited purpose agency under title II of the Economic Opportunity Act of 1964 for fiscal year 1981, that served the general purposes of a community action agency under title II of the Economic Opportunity Act, that did not lose its designation as a limited purpose agency under title II of the Economic Opportunity Act as a result of failure to comply with that Act and that has not lost its designation as an eligible entity under the CSBG Act.

Instructional Note: 90 percent funds are the funds a State provides to eligible entities to carry out the purposes of the CSBG Act, as described under Section 675C of the CSBG Act. A State must provide “no less than 90 percent” of their CSBG allocation, under Section 675B, to the eligible entities.

SECTION 6

Organizational Standards for Eligible Entities

Note: Reference IM 138, *State Establishment of Organizational Standards for CSBG Eligible Entities*, for more information on Organizational Standards. Click [HERE](#) for IM 138.

- 6.1. Choice of Standards:** Check the box that applies. If using alternative standards, a) attach the complete list of alternative organizational standards, b) describe the reasons for using alternative standards, and c) describe how the standards are at least as rigorous as the COE-developed standards.

The State will use the CSBG Organizational Standards Center of Excellence (COE) organizational standards (as described in IM 138)

The State will use an alternative set of organizational standards **[Attach supporting documentation if this option is selected]**

- 6.2.** If the State is using the COE-developed organizational standards, does the State propose making a minor modification to the standards, as described in IM 138? Yes

No

- 6.2a.** If yes was selected in item 6.2, describe the State's proposed minor modification to the COE-developed organizational standards, and provide a rationale.

[The state has administrative rules, the Texas Administrative Code (TAC), to address state requirements and implemented the organizational standards under the TAC. The rule was put into place in January 2016. Minor modifications to the TAC included the state law requirement that eligible entities follow the Texas Uniform Grant Management Standards and the State of Texas Single Audit Circular, unless there has been a federal preemption. Additionally, where the word bylaws is used the Department has modified the standards to read Certificate of Formation/Articles of Incorporation or bylaws, as needed to comply with state law.]

- 6.3.** How will/has the State officially adopt(ed) organizational standards for eligible entities in the State in a manner consistent with the State's administrative procedures act? If "Other" is selected, provide a timeline and additional information, as necessary. **[Check all that applies and narrative where applicable]**

Regulation

Policy

Contracts with eligible entities

Other, describe: **[Narrative, 2500 characters]**

- 6.4.** How will the State assess eligible entities against organizational standards, as described in IM 138? **[Check all that apply]**

Peer-to-peer review (with validation by the State or State-authorized third party)

- Self-assessment (with validation by the State or State-authorized third party)
- Self-assessment/peer review with State risk analysis
- State-authorized third party validation
- Regular, on-site CSBG monitoring
- Other (desk and monitoring reviews)

6.4a. Describe the assessment process.

[Narrative:

The Texas Department of Housing and Community Affairs assesses eligible entities' compliance with organizational standards by using a software tool which allows eligible entities to upload documents to substantiate compliance with organizational standards. FY 2018 was the second year that the Department utilized the software. It allows eligible entities to upload documents throughout the federal fiscal year, except during the time period after the submission deadline has passed (i.e., September 30) at which time the Department reviews the documents to assess compliance. Eligible entities can log into their account and see which organizational standards they have met and not met and are sent any related comments via email.

The assessment of organizational standards occurs at the end of the federal fiscal year after which all eligible entities have uploaded their documentation showing compliance with each of the organizational standards. The Department notifies the network of eligible entities throughout the year of the deadline to upload documentation. If an eligible entity does not upload any documentation or the proper documentation by the deadline (i.e., September 30 of each year), then that entity will be placed in a "not met" category for the particular organizational standard. After the initial results of the assessment are provided to the eligible entities, they are provided a limited number of days to provide additional documentation to reverse a determination of "not met" organizational standards.

The Department places a high emphasis on Organizational Standards, and is available for technical assistance throughout the year. In the event that an entity does not meet a standard, the Department will determine whether that entity requires intensive technical assistance to meet the standard(s) and what other steps are necessary. Department staff will continue to provide technical assistance and, if necessary, develop a Technical Assistance Plan or Quality Improvement Plan with the entity until the standards have been met.]

6.5. Will the State make exceptions in applying the organizational standards for any eligible entities due to special circumstances or organizational characteristics, as described in IM 138? Yes No

- 6.5a.** If yes was selected in item 6.5, list the specific eligible entities the State will exempt from meeting organizational standards, and provide a description and a justification for each exemption. **[Narrative, 2500 characters or attach document]**

If this is the first year filling out the automated State Plan, skip the following question.

- 6.6. Performance Target:** What percentage of eligible entities in the State does the State expect will meet all the State-adopted organizational standards in the next year? **[Insert a percentage. 40%]**

Note: This information is associated with State Accountability Measures 6Sa and may pre-populate the State's annual report form.

SECTION 7

State Use of Funds

Eligible Entity Allocation (90 Percent Funds) [Section 675C(a) of the CSBG Act]

7.1 Formula: Select the method (formula) that best describes the current practice for allocating CSBG funds to eligible entities. **[Check one and narrative where applicable]**

- Historic
- Base + Formula
- Formula Alone
- Formula with Variables
- Hold Harmless + Formula
- Other **[Narrative:** The Department distributes CSBG funds to CSBG eligible entities based on a distribution formula which incorporates the U.S. Census Bureau Decennial 2010 Census and data from the American Community Survey (ACS) for information on persons at 125% of poverty; a \$50,000 base; a \$150,000 floor; 98% weighted factor for poverty population; and, a 2% weighted factor for the inverse ratio of population density. The formula is applied as follows: each eligible entity receives a base award; then, the weighted factors of poverty population and population density are applied to the state's balance of the 90% funds. If the base and application of the weighted factors do not yield sufficient funds for the minimum floor per entity, then the minimum floor amount is reserved for each of those CSBG eligible entities under the floor figure. Then, the formula is re-applied to the balance of the 90% funds for distributing the remaining funds to the remaining CSBG eligible entities. Following the use of the decennial Census data, then on a biennial basis, the Department will use the most recent ACS 5 year estimate data that is available. To the extent that there are significant reductions in CSBG funds received by the Department, the Department may revise the CSBG distribution formula through a rulemaking process.]

7.1a. Does the State statutory or regulatory authority specify the terms or formula for allocating the 90 percent funds among eligible entities? Yes No

7.2. Planned Allocation: Specify the planned allocation of 90 percent funds to eligible entities, as described under Section 675C(a) of the CSBG Act. The estimated allocations may be in dollars or percentages. For each eligible entity receiving funds, provide the Funding Amount in either dollars (columns 2 and 4) or percentage (columns 3 and 5) for the fiscal years covered by this plan.

The estimated allocations are based on FY 2019 CSBG funding levels.

	CSBG Eligible Entity	Estimated 2020 Allocation	Estimated 2021 Allocation
1	Aspermont Small Business Development Center, Inc.	150,000	150,000
2	Big Bend Community Action Committee, Inc.	150,000	150,000
3	Brazos Valley Community Action Programs	1,074,088	1,074,088
4	Cameron and Willacy Counties Community Projects, Inc.	925,324	925,324
5	Central Texas Opportunities, Inc.	184,539	184,539
6	City of Austin Health and Human Services Department	1,106,425	1,106,425
7	City of Fort Worth Neighborhood Services Department	1,838,824	1,838,824
8	City of Lubbock Community Development Department	396,972	396,972
9	City of San Antonio Department of Community Initiatives	2,059,342	2,059,342
10	Combined Community Action, Inc.	202,067	202,067
11	Community Action Committee of Victoria, Texas	274,768	274,768
12	Community Action Corporation of South Texas	304,869	304,869
13	Community Action Inc. of Central Texas	279,675	279,675
14	Community Action Social Services and Education	150,000	150,000
15	Community Council of Greater Dallas	3,109,388	3,109,388
16	Community Council of South Central Texas, Inc.	717,668	717,668
17	Community Services of Northeast Texas, Inc.	431,692	431,692
18	Community Services, Inc.	1,515,219	1,515,219
19	Concho Valley Community Action Agency	226,667	226,667
20	Economic Action Committee of the Gulf Coast	150,000	150,000
21	Economic Opportunities Advancement Corporation of Planning Region XI	483,037	483,037
22	El Paso Community Action Program-Project BRAVO	1,224,972	1,224,972
23	Galveston County Community Action Council, Inc.	934,196	934,196

	CSBG Eligible Entity	Estimated 2020 Allocation	Estimated 2021 Allocation
24	Greater East Texas Community Action Program	920,926	920,926
25	Gulf Coast Community Services Association	4,949,942	4,949,942
26	Hidalgo County Community Services Agency	1,685,433	1,685,433
27	Hill Country Community Action Association, Inc.	511,744	511,744
28	Nueces County Community Action Agency	431,199	431,199
29	Panhandle Community Services	555,903	555,903
30	Pecos County Community Action Agency	150,000	150,000
31	Rolling Plains Management Corporation	466,094	466,094
32	South Plains Community Action Association, Inc.	261,345	261,345
33	South Texas Development Council	231,597	231,597
34	Southeast Texas Regional Planning Commission	469,161	469,161
35	Texas Neighborhood Services	447,079	447,079
36	Texoma Council of Governments	243,900	243,900
37	Tri-County Community Action, Inc.	320,529	320,529
38	Webb County Community Action Agency	559,553	559,553
39	West Texas Opportunities, Inc.	543,203	543,203
40	Williamson-Burnet County Opportunities, Inc.	327,885	327,885
	Total	30,965,225	30,965,225

7.3. Distribution Process: Describe the specific steps in the State’s process for distributing 90 percent funds to the eligible entities and include the number of days each step is expected to take; include information about State legislative approval or other types of administrative approval (such as approval by a board or commission). **[Narrative:** The Texas State Legislature meets biennially during which time the budgets of all state

agencies are considered. The CSBG budget is included in the review and appropriation of the Department's overall budget.

The Department is required to obtain approval from its Governing Board prior to releasing funding contracts. The Department posts an agenda seven days prior to a monthly Board meeting to include an item seeking approval of the CSBG State Plan, which includes obtaining Board approval to release funding contracts to the eligible entities. Upon Board approval of the CSBG State Plan and any rule changes effective for the program year, an internal approval process of the individual funding contracts for the eligible entities will occur. The Department distributes funding utilizing an electronic contract and reporting system. Upon receipt of Notice of Grant Award from USHHS, the Department generates contracts to allocate the 90% pass-through funding to the CSBG eligible entities. This process can take up to 30 days.]

7.4. Distribution Timeframe: Does the State plan to make funds available to eligible entities no later than 30 calendar days after OCS distributes the Federal award?

Yes No

7.4a. If no, describe State procedures to ensure funds are made available to eligible entities consistently and without interruption. **[Narrative:** The Department will make the funds available within 30 calendar days after Federal and State authority was provided, with the exception of the 1st quarter because of the State's CSBG contract year beginning January 1st.]

Note: Item 7.4 is associated with State Accountability Measure 2Sa and may pre-populate the State's annual report form.

If this is the first year filling out the automated State Plan, skip the following question.

7.5. Performance Management Adjustment: How is the State improving grant and/or contract administration procedures under this State Plan as compared to past plans? Any improvements should be based on analysis of past performance, and should consider feedback from eligible entities, OCS, and other sources, such as the public hearing. If the State is not making any improvements, provide further detail. **[Narrative:** Because of feedback in the past from the network of eligible entities (e.g., most recent ACSI Survey), and an analysis of internal standard operating procedures, the State has made improvements to its internal contract administration process and its legal Department review process to ensure that the CSBG contracts are executed prior to the start date. The State is always open to input from the network regarding its processes and procedures through whatever medium it may come (e.g., public hearings, public comment, conversation, surveys, etc.).]

Note: This information is associated with State Accountability Measure 2Sb and may pre-populate the State's annual report form.

Administrative Funds [Section 675C(b)(2) of the CSBG Act]

- 7.6. What amount of State CSBG funds does the State plan to allocate for administrative activities, under this State Plan? The estimate may be in dollars or a percentage. **[5%]**
- 7.7. How many State staff positions will be funded in whole or in part with CSBG funds under this State Plan? **[50]**
- 7.8. How many State Full Time Equivalents (FTEs) will be funded with CSBG funds under this State Plan? **[approximately 13]**

Remainder/Discretionary Funds [Section 675C(b) of the CSBG Act]

- 7.9. Does the State have remainder/discretionary funds? Yes No

If yes was selected, describe how the State plans to use remainder/discretionary funds in the table below.

Note: This response will link to the corresponding assurance, item 14.2.

Instructional Note: The assurance under 676(b)(2) of the Act (item 14.2 of this State Plan) specifically requires a description of how the State intends to use remainder/discretionary funds to “support innovative community and neighborhood-based initiatives related to the purposes of [the CSBG Act].” Include this description in row “f” of the table below and/or attach the information.

If a funded activity fits under more than one category in the table, allocate the funds among the categories. For example, if the State provides funds under a contract with the State Community Action Association to provide training and technical assistance to eligible entities and to create a statewide data system, the funds for that contract should be allocated appropriately between row a and row c. If allocation is not possible, the State may allocate the funds to the main category with which the activity is associated.

Note: This information is associated with State Accountability Measures 3Sa; the responses may pre-populate the State’s annual report form.

Remainder of Discretionary Fund Uses (See 675C(b)(1) of the CSBG Act)	Year One Planned \$	Year One Planned %	Year Two Planned \$	Year Two Planned %	Brief description of services/activities
a. Training and Technical Assistance	\$150,000	8.82%	\$150,000	8.82%	T&TA provided by staff or an outsourced provider in areas such as ROMA, Org Standards, Case Management, Board, Reporting, community action

Remainder of Discretionary Fund Uses (See 675C(b)(1) of the CSBG Act)	Year One Planned \$	Year One Planned %	Year Two Planned \$	Year Two Planned %	Brief description of services/activities
					plans, needs assessments, strategic planning, data analysis, and other areas as requested.
b. Coordination of State-operated programs and/or local programs	\$0		\$0		
c. Statewide coordination and communication among eligible entities	\$0		\$0		
d. Analysis of distribution of CSBG funds to determine if targeting greatest need	\$0		\$0		
e. Asset building programs	\$0		\$0		
f. Innovative programs/activities by eligible entities or other neighborhood groups	\$0		\$0		
g. State charity tax credits	\$0		\$0		
h. Other activities specify (see below for details)	\$1,550,000	91.18%	\$1,550,000	91.18%	See notes below
Totals	\$1,700,000	100%	\$1,700,000	100%	

Other Activities. Specify: The planned uses may change as directed by the Governing Board. Expected uses: 1) Network Operational Investments which assists eligible entities in meeting requirements of Organizational Standards that they have not yet achieved primarily through tangible deliverables \$200,000; 2) Direct Client Assistance which can go to activities including, but not limited to, assisting eligible clients with obtaining job-associated uniforms and training, direct educational expenses (e.g., tuition, textbooks, etc.), the cost of transportation to and from work and other necessary functions, and the cost of certain health care needs \$500,000; 3)

Intensive CAA Assessments which provides intensive third-party assessments to assess operations and procedures of approximately three to five CSBG eligible entities with critical needs \$150,000; 4) Network Transition Fund which help CSBG eligible entities absorb transitional expenses when they absorb other CSBG services areas \$50,000; 5) Migrant Seasonal Farm Worker and Native American Populations Employment and Education Initiatives \$300,000; 6) Housing Voucher Program Support Fund \$125,000; 7) Disaster Recovery Fund \$150,000; and 8) to provide training and technical assistance related to homelessness in the Balance of State Continuum of Care and related statewide homelessness initiatives \$75,000.

As a result of this State Plan being approved by the TDHCA Governing Board, the Request for Applications for the Direct Client Assistance and Network Operational Investments awards will be released by Department staff without further Board approval.

When determining which eligible entities receive CSBG discretionary funds, the degree to which an eligible entity complies with meeting assigned TOP targets, CSBG discretionary fund expenditure rates, submittal requests by the Department regarding expenditure and performance reports, needs assessments, strategic plans, community action plans, annual report data, and compliance with CSBG Organizational Standards may be a criterion.

If any of the categories above are not fully expended during the Contract Term the Department may shift the unexpended funds to other discretionary categories that it determines are best suited to receive the funds at the time or to the network of eligible entities to be used for CSBG eligible activities.

If funding to the State from HHS is less than projected in the first year or second year, the reduced amount of the discretionary funds will be taken from the Network Operational Investment activity.

If funding is more than projected in the first year or second year, the increased amount of the discretionary funds will be given to the Disaster Recovery Fund, and if unutilized may be used to increase the amount of funds made available to Migrant Seasonal Farm Worker and Native American Populations Employment and Education Initiatives.

7.10. What types of organizations, if any, does the State plan to work with (by grant or contract using remainder/discretionary funds) to carry out some or all of the activities in table 7.9. **[Check all that apply and narrative where applicable]**

- CSBG eligible entities (15 to 40) (if checked, provide the expected number of CSBG eligible entities to receive funds)
- Other community-based organizations
- State Community Action association
- Regional CSBG technical assistance provider(s)
- National technical assistance provider(s)
- Individual consultant(s)

- Tribes and Tribal Organizations
- Other [**Migrant Seasonal Farm Worker Organizations, Housing Voucher Program Support, Homelessness Organization**]
- None (the State will carry out activities directly)

Note: This response will link to the corresponding CSBG assurance, item 14.2.

If this is the first year filling out the automated State Plan, skip the following question.

7.11. Performance Management Adjustment: How is the State adjusting the use of remainder/discretionary funds under this State Plan as compared to past plans? Any adjustment should be based on the State’s analysis of past performance, and should consider feedback from eligible entities, OCS, and other sources, such as the public hearing. If the State is not making any adjustments, provide further detail. [**Narrative:**

The Department anticipates an increase in CSBG funding for 2020 and 2021 as compared to the projections in the 2018 and 2019 CSBG State Plan. In 2020 and 2021, the Department will continue to utilize \$150,000 for training and technical assistance activities. Within the Other Activities category, the State will: increase the budget for Intensive Eligible Entity Assessments from \$100,000 to \$150,000 to ensure that there are sufficient funds to address several entities in need of evaluation; decrease the Network Transition Fund from \$130,000 to \$50,000 because there are limited opportunities expected for such transitions to occur; splitting the Direct Client Assistance and/or Network Operational Investments into two separate activities that may be pursued separately, while increasing the total from the two activities, now with \$200,000 for Network Operational Investments and \$500,000 for Direct Client Assistance; slightly decreasing the funds for the Housing Voucher Program from \$130,000 to \$125,000 based on recent expenditure trends; maintaining the Disaster Recovery Fund at \$150,000; increasing the support for homelessness efforts in the Balance of State Continuum of Care and related statewide homelessness initiatives through the Texas Homeless Network from \$50,000 to \$75,000 to address the ongoing critical need and emphasis on the importance of homeless activities; and retaining the funding level for Migrant Seasonal Farm Worker and Native American Employment and Educational Initiatives at \$300,000.

Note:

If funding is less or more than projected, reductions/increases will be implemented as described in Section 7.9. These changes are consistent with feedback from the eligible entity network in the 2017 ACSI Survey with the exception of one comment contrary to the State using discretionary funds to support homelessness initiatives. The State continues to support homelessness initiatives and feels that the use of this small amount of discretionary funds is able to create an impact in serving homelessness particularly in rural Texas.]

Note: This information is associated with State Accountability Measures 3Sb, and will pre-populate the State’s annual report form.

SECTION 8 State Training and Technical Assistance

8.1. Describe the State’s plan for delivering CSBG-funded training and technical assistance to eligible entities under this State Plan by completing the table below. Add a row for each activity: indicate the timeframe; whether it is training, technical assistance or both; and the topic. (CSBG funding used for this activity is referenced under item 7.9(a), Use of Remainder/Discretionary Funds.)

Note: 8.1 is associated with State Accountability Measure 3Sc and may pre-populate the State’s annual report form.

Fiscal Year (Y) Quarter (Q) / Timeframe	Training (T), Technical Assistance (TA), or Both (B)	Topic	Brief Description of Other
FY1 - Q1	B	F, GTB, OS-G, OS-US, CSD, R, ROMA, CA, SP, M, CM, NPI	Department staff provides technical assistance as identified by our T&TA Plan that was developed by the state office, state association, and RPIC. The T&TA plan was developed from eligible entity requests, monitoring reports, workgroups, surveys, and performance analysis. The State has an on-line system to request T&TA or to submit questions for TA. T&TA is conducted by the following means: on-site training, conferences, regional training series, webinars, teleconferences, workshops, videos, Best Practices, FAQs, and online tools/resources. Training is customized to the needs of the eligible entity. ROMA is embedded into all trainings, guidance, and materials. Initial CM training is provided through an online video training series. Subsequent CM training is provided on-site and/or in regionals. Individualized TA for SP will be provided in 2020, as a

Fiscal Year (Y) Quarter (Q) / Timeframe	Training (T), Technical Assistance (TA), or Both (B)	Topic	Brief Description of Other
			continuation to SP trainings and guides previously provided. GTB are provided most quarters. TA on reporting is provided monthly by Department reporting staff and performance analysis is provided by trainers indicated by reports. F, OS-G, OS-US, T&A will be provided as requested and as needed; although aspects of each are incorporated into regular trainings as appropriate. CA, SP, CSD, M, TA will be provided as needed. SP primarily FY1Q1. Intensive assessment and associated T&TA will be provided to entities identified as "at-risk."
FY1 - Q2	B	F, GTB, OS-G, OS-US, CSD, R, ROMA, M, CM, NPI	Same as FY1-Q1
FY1 – Q3	B	F, GTB, OS-G, OS-US, CSD, R, ROMA, M, CM, NPI	Same as FY1-Q1
FY1 – Q4	B	F, GTB, OS-G, OS-US, CSD, R, ROMA, M, CM, NPI	Same as FY1-Q1
FY2 – Q1	B	F, GTB, OS-G, OS-US, CSD, R, ROMA, M, CM, NPI	Same as FY1-Q1
FY2 – Q2	B	F, GTB, OS-G, OS-US, CSD, R, ROMA, M, CM, NPI	Same as FY1-Q1
FY2 – Q3	B	F, GTB, OS-G, OS-US, CSD, R, ROMA, M, CM, NPI	Same as FY1-Q1
FY2 – Q4	B	F, GTB, OS-G, OS-US, CSD,	Same as FY1-Q1

Fiscal Year (Y) / Quarter (Q) / Timeframe	Training (T), Technical Assistance (TA), or Both (B)	Topic	Brief Description of Other
		R, ROMA, M, CM, NPI	

Topic:

- Fiscal (F)
- Governance/Tripartite Boards (GTB)
- Organizational Standards-General (OS-G)
- Organizational Standards (OS-US)– for eligible entities with unmet standards on Technical Assistance Plans or Quality Improvement Plans
- Correcting Significant Deficiencies Among Eligible Entities (CSD)
- Reporting (R)
- ROMA
- Community Assessment (CA)
- Strategic Planning (SP)
- Monitoring (M)
- Communications (C)
- Technology (T)
- National Performance Indicators (NPI)
- Other – Case Management (CM)

8.1a. The planned budget for the training and technical assistance plan (as indicated in the Remainder/Discretionary Funds table in item 7.9): **[150,000]**

If this is the implementation year for organizational standards, skip question 8.2.

8.2. Does the State have in place Technical Assistance Plans (TAPs) or Quality Improvement Plans (QIPs) for all eligible entities with unmet organizational standards, if appropriate?

Yes No (The Department reviews all submitted documentation of Organizational Standards, and provides technical assistance and detailed guidance for all standards that are not met. The Department continues to train and assist the network of eligible entities which, as a whole, are still in the process of putting systems in place to achieve Organizational Standards compliance, and maintain applicable documentation on a regular and timely basis enabling them to upload related documents throughout the year. Improvements are made each succeeding year.

Eligible entities who meet 30%-69.99% of Organizational Standards will be required to work with the Department to develop a TAP which will include targeted training and technical assistance and a timeframe for the entity to meet the standards. Eligible entities who achieve 70%-99.99% will be provided with technical assistance with the goal of achieving 100% compliance in the following year. In FFY 2020 and 2021, eligible entities who have met less than 30% of the Organizational Standards in consecutive years may be placed on a Quality Improvement Plan, which will establish a timeframe and benchmarks

for improvement. Failure to show progress in meeting TAP targets may result in an entity being placed on a QIP. Additionally, any entity not showing progress in meeting Organizational Standards for three consecutive years may also result in an entity being placed on a QIP. Failure to show progress in meeting QIP targets as well as significant and repetitive issues identified in monitoring reviews may result in the State proceeding to take additional actions including termination of CSBG funding per CSBG Information Memorandum 116 and state rules.

Note: 8.2 is associated with State Accountability Measure 6Sb. QIPs are described in Section 678C(a)(4) of the CSBG Act. If the State, according to their corrective action procedures, does not plan to put a QIP in place for an eligible entity with one or more unmet organizational standards, the State should put a TAP in place to support the entity in meeting the standard(s).

8.3. Indicate the types of organizations through which the State plans to provide training and/or technical assistance as described in item 8.1, and briefly describe their involvement? (Check all that apply.) **[Check all that applies and narrative where applicable]**

- CSBG eligible entities (if checked, provide the expected number of CSBG eligible entities to receive funds) **[Narrative]**
- Other community-based organizations
- State Community Action association
- Regional CSBG technical assistance provider(s)
- National technical assistance provider(s)
- Individual consultant(s)
- Tribes and Tribal Organizations
- Other []

If this is the first year filling out the automated State Plan, skip the following question.

8.4. Performance Management Adjustment: How is the State adjusting the training and technical assistance plan under this State Plan as compared to past plans? Any adjustment should be based on the State's analysis of past performance, and should consider feedback from eligible entities, OCS, and other sources, such as the public hearing. If the State is not making any adjustments, provide further detail. **[Narrative:** Texas has developed its T/TA Plan in partnership with the state association and RPIC (as laid out in the T/TA Template). Texas has increased network input through workgroups, and online T&TA surveys/evaluations. Each Eligible Entity (EE) is assigned a personal trainer as their point-of-contact. Each personal trainer tracks all performance/expenditures, T&TA needs, and provides EEs with data analysis, TAPs, and other needs. The State uses the ASCI Survey results when developing the Joint State TTA Plan with the State Association. The

State training team decided to address the two ASCI Survey drivers that had scores lower than the National scores.

In response to our score of 64 in the Monitoring and Corrective Action driver, the State implemented the following:

- Compliance monitors copy training staff on all eligible entity communications.
- The training team provides monitors with performance and expenditure dashboards for each eligible entity prior to the onsite visit.
- After each visit, the trainers meet with the monitors to discuss findings and/or concerns, and as appropriate, develop a TTA plan.
- The training team meets with monitors pre and/or post monitoring to review issues and ensure alignment.
- Technical assistance is provided to eligible entities related to monitoring findings.

In response to our score of 66 in the Communication driver, the State implemented the following:

- To eliminate redundancy and excessive emails to eligible entities, the training team forwards all upcoming training events (local, regional, and national) to the State Association to send out in a bi-monthly e-Newsletter, which is emailed to the entire Network.
- The training team provides Quarterly Network webinars to communicate changes and/or new requirements.
- A Network email is sent out whenever new or updated guides, best practices, or tools are released. Webinars are conducted whenever training is required for use of new or updated materials.
- A contact list with name, email, and phone number of State staff to contact regarding contracts, reporting, fiscal, and training was sent to each eligible entity. Each trainer has a back-up trainer to promote greater staff availability.
- The Department has continued its use of the online submission of questions that are answered by staff within 72 hours, typically within the day.]

Note: This information is associated with State Accountability Measures 3Sd and may pre-populate the State's annual report form.

SECTION 9

State Linkages and Communication

Note: This section describes activities that the State may support with CSBG remainder/discretionary funds, described under Section 675C(b)(1) of the CSBG Act. The State may indicate planned use of remainder/discretionary funds for linkage/communication activities in Section 7, State Use of Funds, items 7.9(b) and (c).

9.1. State Linkages and Coordination at the State Level: Describe the linkages and coordination at the State level that the State plans to create or maintain to ensure increased access to CSBG services to low-income people and communities under this State Plan and avoid duplication of services (as required by the assurance under Section 676(b)(5)). Describe or attach additional information as needed. **[Check all that apply from the list below and provide a Narrative.** The Department administers the CSBG grant along with LIHEAP and Weatherization, and all are administered by the Community Affairs Division. The Department also administers the State’s housing programs.

The Department is the administrative agency for the Texas Inter-Agency Council for the Homeless (TICH). The TICH membership includes representatives from the Governor’s Office, Texas Department of Family and Protective Services, Texas Education Agency, Texas Workforce Commission, Health and Human Services Commission, criminal justice state agencies, Texas Homeless Network, and other housing and homeless advocacy organizations. The Department chairs the TICH. At the September 28, 2018 meeting, the TICH was provided information about the CSBG program and the eligible entities across the State.

The Department also chairs the State’s Housing and Health Services Coordination Council which is composed of several State agencies including the State’s WIOA agency, Child Protective Services, and the state health services agency.]

Note: This response will link to the corresponding CSBG assurance, item 14.5. In addition, this item is associated with State Accountability Measure 7Sa and may pre-populate the State’s annual report form.

- State Low Income Home Energy Assistance Program (LIHEAP) office
- State Weatherization office
- State Temporary Assistance for Needy Families (TANF) office
- State Head Start office
- State public health office
- State education department
- State Workforce Innovation and Opportunity Act (WIOA) agency
- State budget office
- Supplemental Nutrition Assistance Program (SNAP)
- State child welfare office
- State housing office
- Other

9.2. State Linkages and Coordination at the Local Level: Describe the linkages and coordination at the local level that the State plans to create or maintain with

governmental and other social services, especially antipoverty programs, to assure the effective delivery of and coordination of CSBG services to low-income people and communities and avoid duplication of services (as required by assurances under Sections 676(b)(5) and (b)(6)). Attach additional information as needed. **[Narrative:** The Department administers the CSBG in a state whose territory is as vast as it is varied. As such, the Department’s strategy centers on ensuring local coordination through the local service providers. The Department requires CSBG eligible entities to coordinate funds and services at the local level. The Community Action Plan from each entity has to describe the eligible entities’ coordination efforts with city, county, schools, non-profits, and other local or regional organizations. CSBG eligible entities coordinate services and work to avoid duplication of services with other providers. CSBG eligible entities are encouraged to participate in local social service and homeless coalitions whose goal is to coordinate services. The Department has stressed the importance of CSBG eligible entities coordinating with WIOA agencies to assist persons to obtain employment and other benefits through WIOA. To assist in this matter, the Department works with the Texas Workforce Commission and/or the Workforce Development Boards throughout the state putting them in contact with the Executive Director or governing officer of each eligible entity in their area encouraging them to work with eligible entities so that low-income Texans in their area can better be served.]

Note: This response will link to the corresponding CSBG assurances, items 14.5 and 14.6.

9.3. Eligible Entity Linkages and Coordination

9.3a State Assurance of Eligible Entity Linkages and Coordination: Describe how the State will assure that the eligible entities will coordinate and establish linkages to assure the effective delivery of and coordination of CSBG services to low-income people and communities and avoid duplication of services (as required by the assurance under Section 676(b)(5)). Attach additional information as needed. **[Narrative:** The State requires CSBG eligible entities to coordinate funds at the local level. Their Community Action Plan has to describe their coordination efforts with city, county, schools, non-profits, and other organizations. CSBG eligible entities coordinate services and work to avoid duplication of services with other providers. Most CSBG eligible entities participate in local social service and homeless coalitions whose goal is to coordinate services.]

Note: This response will link to the corresponding CSBG assurance, item 14.5.

9.3b State Assurance of Eligible Entity Linkages to Fill Service Gaps: Describe how the eligible entities will develop linkages to fill identified gaps in the services, through the provision of information, referrals, case management, and follow-up consultations, according to the assurance under Section 676(b)(3)(B) of the CSBG Act. **[Narrative:** The Department requires a Community Action Plan be submitted annually, which includes a section wherein eligible entities describe any gaps in

services, and their strategy to address those gaps. If a gap is not currently being addressed or not being sufficiently addressed, eligible entities are to develop and implement a strategy to work with other organizations in their local communities to address the gaps in services.]

Note: This response will link to the corresponding CSBG assurance, item 14.3b.

9.4. Workforce Innovation and Opportunity Act (WIOA) Employment and Training Activities:

Does the State intend to include CSBG employment and training activities as part of a WIOA Combined State Plan, as allowed under the Workforce Innovation and Opportunity Act (as required by the assurance under Section 676(b)(5) of the CSBG Act)?

Yes No

Note: This response will link to the corresponding CSBG assurance, item 14.5.

9.4a If the State selected “yes” under item 9.4, provide the CSBG-specific information included in the State’s WIOA Combined Plan. This information includes a description of how the State and the eligible entities will coordinate the provision of employment and training activities through statewide and local WIOA workforce development systems. This information may also include examples of innovative employment and training programs and activities conducted by community action agencies or other neighborhood-based organizations as part of a community antipoverty strategy. **[Narrative, 2500 Characters]**

9.4b. If the State selected “no” under item 9.4, describe the coordination of employment and training activities, as defined in Section 3 of WIOA, by the State and by eligible entities providing activities through the WIOA system. **[Narrative:** Annually, CSBG eligible entities must submit a Community Action Plan to the Department. As part of the Plan, if entities are providing employment and training activities, CSBG eligible entities must describe their coordination with WIOA offices in their service area. The Department encourages CSBG eligible entities to coordinate with their regional WIOA providers to develop ways to better coordinate services and collaborate to assist persons to transition out of poverty. Texas has twenty-eight Workforce Development Boards serving the State’s two-hundred and fifty-four counties. Each Workforce Board determines how to administer the WIOA grants. Therefore, close working relationships must be established at the local level by each CSBG eligible entity. The State is available, upon request, to facilitate any CSBG eligible entities collaborative efforts with their local WIOA office. Additional information on WIOA in Texas can be found at <https://twc.texas.gov/>]

9.5. Emergency Energy Crisis Intervention: Describe how the State will assure, where appropriate, that emergency energy crisis intervention programs under title XXVI (relating to Low-Income Home Energy Assistance) are conducted in each community in the State, as required by the assurance under Section 676(b)(6) of the CSBG Act). **[Narrative:** The

Department administers the LIHEAP grant, which funds the Comprehensive Energy Assistance Program (CEAP). The CEAP provides utility assistance to low-income persons and includes an energy crisis component. LIHEAP also supports the Department's weatherization program. The majority of the CSBG eligible entities administer both the CEAP and weatherization programs. The Department programs a portion of CSBG discretionary funds for assistance in the case of declared natural disasters. The funds may be used to provide emergency energy crisis intervention.]

Note: This response will link to the corresponding CSBG assurance, item 14.6.

- 9.6. State Assurance: Faith-based Organizations, Charitable Groups, Community Organizations:** Describe how the State will assure local eligible entities will coordinate and form partnerships with other organizations, including faith-based organizations, charitable groups, and community organizations, according to the State's assurance under Section 676(b)(9) of the CSBG Act. **[Narrative:** Annually, CSBG eligible entities must submit a Community Action Plan to the Department. As part of the plan, CSBG eligible entities describe the organizations with which they coordinate services including faith-based organizations, charitable groups, and community organizations. Close coordination and referral takes place with these organizations. Training further reinforces this coordination.]

Note: this response will link to the corresponding assurance, item 14.9

- 9.7 Coordination of Eligible Entity 90 Percent Funds with Public/Private Resources:** Describe how the eligible entities will coordinate CSBG 90 percent funds with other public and private resources, according to the assurance under Section 676(b)(3)(C) of the CSBG Act. **[Narrative:** Annually, CSBG eligible entities must submit a Community Action Plan to the Department. As part of the plan, CSBG eligible entities describe the organizations with which they coordinate services, including private and public organizations. Many of the CSBG eligible entities obtain either in-kind assistance or funds from local governments to support the programs that they administer, including donations of space in local government facilities to be utilized by eligible entities to provide CSBG supported services.]

Note: this response will link to the corresponding assurance, item 14.3c.

- 9.8. Coordination among Eligible Entities and State Community Action Association:** Describe State activities for supporting coordination among the eligible entities and the State Community Action Association. **[Narrative:** The Department works closely with the state eligible entity association, the Texas Association of Community Action Agencies (TACAA). The Department meets with the association and their board on a regular basis to discuss ways that the Department can better meet the needs of the eligible entities. The Department receives their input on the development of the CSBG State Plan, training and technical assistance needs, rule revisions, use of CSBG discretionary funds, and other issues. The state association holds an annual conference for CSBG eligible entities and the Department provides staff to present training to CSBG eligible entities. When

necessary, the Department also works with TACAA to form CSBG working groups to help the Department develop strategies on key issues. It should be noted that because not all eligible entities are members of TACAA, the Department ensures that all non-member eligible entities are included in all opportunities.]

9.9 Communication with Eligible Entities and the State Community Action Association: In the table below, describe the State’s plan for communicating with eligible entities, the State Community Action Association, and other partners under this State Plan. Include communication about annual hearings and legislative hearings, as described under Section 4, CSBG Hearing Requirements.

Communication Plan

Topic	Expected Frequency	Format (drop down)	Brief Description of “Other”
<p>[Narrative: The Department continues to hold quarterly meetings via webinar that are open to the entire CSBG network. During these meetings, the Department discusses issues and announcements surrounding CSBG related topics (e.g., Organizational Standards, RFAs, NOFAs, rule revisions, CSBG funding, performance/expenditure report deadlines, the State Plan, public hearings and public comment periods, training announcements, due dates of action plans, needs assessments and strategic plans, and similar announcements and coordination with other Department programs such as utility assistance and weatherization. The Department may bring together periodic workgroups for Network input to state plans, rules, and T&TA needs.]</p>	<p>Dropdown Options:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Daily • <input type="checkbox"/> Weekly • <input type="checkbox"/> Twice-Monthly • <input type="checkbox"/> Monthly • <input checked="" type="checkbox"/> Quarterly • <input type="checkbox"/> Semi-Annually • <input type="checkbox"/> Annually • <input checked="" type="checkbox"/> Other (Periodically) 	<p>Dropdown Options:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Newsletter • <input type="checkbox"/> Mailing • <input checked="" type="checkbox"/> Meetings/Presentation • <input type="checkbox"/> Blog • <input type="checkbox"/> Email • <input type="checkbox"/> Website • <input type="checkbox"/> Social Media • <input checked="" type="checkbox"/> Other 	<p>[Narrative, 2500 characters]</p> <p>If “Other” is selected in columns 2 and/or 3, describe in this column.</p> <p>Other: From time to time as necessary, workgroups or meetings may be formed to address key issues. Quarterly meetings with eligible entities and the State Association are held via webinar.</p>
Topic	Expected Frequency	Format (drop down)	Brief Description of “Other”
<p>[Narrative: The Department informs CSBG eligible entities of</p>	<p>Dropdown Options:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Daily • <input type="checkbox"/> Weekly 	<p>Dropdown Options:</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Newsletter • <input type="checkbox"/> Mailing 	<p>[Narrative, 2500 characters]</p>

Topic	Expected Frequency	Format (drop down)	Brief Description of "Other"
<p>notices received from USHHS, the National Association for State Community Services Programs, and the Community Action Partnership. This occurs as notices and guidance arises. Many of these notices are shared in coordination with the Network by the State Association TACAA through their bi-monthly e-newsletter.]</p>	<ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Twice-Monthly • <input type="checkbox"/> Monthly • <input type="checkbox"/> Quarterly • <input type="checkbox"/> Semi-Annually • <input type="checkbox"/> Annually • <input type="checkbox"/> Other 	<ul style="list-style-type: none"> • <input type="checkbox"/> Meetings/Presentation • <input type="checkbox"/> Blog • <input checked="" type="checkbox"/> Email • <input type="checkbox"/> Website • <input type="checkbox"/> Social Media • <input type="checkbox"/> Other 	<p>If "Other" is selected in columns 2 and/or 3, describe in this column</p>
<p>[Narrative: The Department develops guidance for the annual Community Action Plan and for the annual budget. Every 3 years, the Department issues guidance for the Community Assessment and for the Strategic Plan every 5 years. The Department also issues other program guidance on areas such as case management, self-sufficiency, program reporting, and administration.]</p>	<p>Dropdown Options:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Daily • <input type="checkbox"/> Weekly • <input type="checkbox"/> Twice-Monthly • <input type="checkbox"/> Monthly • <input type="checkbox"/> Quarterly • <input type="checkbox"/> Semi-Annually • <input checked="" type="checkbox"/> Annually • <input checked="" type="checkbox"/> Other 	<p>Dropdown Options:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Newsletter • <input type="checkbox"/> Mailing • <input checked="" type="checkbox"/> Meetings/Presentation • <input type="checkbox"/> Blog • <input checked="" type="checkbox"/> Email • <input checked="" type="checkbox"/> Website • <input type="checkbox"/> Social Media • <input checked="" type="checkbox"/> Other 	<p>[Narrative, 2500 characters]</p> <p>If "Other" is selected in columns 2 and/or 3, describe in this column Other: The guidance that is developed is posted on the Department's website. The Department may also conduct regional workshops, individualized workshops, webinars or teleconferences. Information may also be presented at State Association Conferences.</p>
<p>[Narrative: The Department will conduct public hearings to obtain comment on the biennial CSBG State Plan and institution of rules. The Department will also accept public comment via e-mail or letters and at Governing Board meetings.]</p>	<p>Dropdown Options:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Daily • <input type="checkbox"/> Weekly • <input type="checkbox"/> Twice-Monthly • <input type="checkbox"/> Monthly • <input type="checkbox"/> Quarterly • <input type="checkbox"/> Semi-Annually • <input type="checkbox"/> Annually • <input checked="" type="checkbox"/> Other 	<p>Dropdown Options:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Newsletter • <input type="checkbox"/> Mailing • <input checked="" type="checkbox"/> Meetings/Presentation • <input type="checkbox"/> Blog • <input checked="" type="checkbox"/> Email • <input checked="" type="checkbox"/> Website • <input type="checkbox"/> Social Media • <input checked="" type="checkbox"/> Other 	<p>[Narrative, 2500 characters]</p> <p>If "Other" is selected in columns 2 and/or 3, describe in this column. Other: Information regarding the public hearings will be posted in the <i>Texas Register</i>.</p> <p>The hearings will be open to interested persons. Comments can be submitted in person at a hearing or in</p>

Topic	Expected Frequency	Format (drop down)	Brief Description of "Other"
			writing by e-mail or letter to the Department.

9.10. Feedback to Eligible Entities and State Community Action Association: Describe how the State will provide feedback to local entities and State Community Action Associations regarding performance on State Accountability Measures. **[Narrative:** The Department will, within 60 calendar days of receiving feedback from OCS, provide eligible entities and the State Association, via an e-mail communication, the results of the ACSI Survey. The Department will also provide a synopsis of key concerns identified by eligible entities. The Department will also communicate with the State Association to discuss survey results and develop a plan to address concerns.]

Note: This information is associated with State Accountability Measure 5S(iii). The measure indicates feedback should be provided within 60 calendar days of the State getting feedback from OCS.

If this is the first year filling out the automated State Plan, skip the following question.

9.11. Performance Management Adjustment: How is the State adjusting the Communication plan in this State Plan as compared to past plans? Any adjustment should be based on the State’s analysis of past performance, and should consider feedback from eligible entities, OCS, and other sources, such as the public hearing. If the State is not making any adjustments, provide further detail. **[Narrative:** The Department works in partnership with the State Association regarding communications sent out to the Network. The State Association sends out a twice a month e-newsletter which compiles guidance from OCS, the Department, upcoming T&TA opportunities, and other information. The Department continually assesses the need to form workgroups with either the State Association or with eligible entities or both in order to receive input to rules, plans, guidance, or T&TA needs. Other ways the Department obtains the Network’s input is surveys and e-mail communications. One of the comments in the 2017 ACSI survey was the need for the Department to have consistent messages from all staff and divisions. The Community Affairs Division, which administers the CSBG grant, has continued to work more closely with the Compliance Division to share the results of monitoring reviews, and to develop and deliver training and technical assistance to address identified issues.]

Note: This information is associated with State Accountability Measures 7Sb; this response may pre-populate the State’s annual report form.

SECTION 10

Monitoring, Corrective Action, and Fiscal Controls

Monitoring of Eligible Entities (Section 678B(a) of the CSBG Act)

10.1. Specify the proposed schedule for planned monitoring visits including: full on-site reviews; on-site reviews of newly designated entities; follow-up reviews – including return visits to entities that failed to meet State goals, standards, and requirements; and other reviews as appropriate.

This is an estimated schedule to assist States in planning. States may indicate “no review” for entities the State does not plan to monitor in the performance period.

For States that have a monitoring approach that does not fit within the table parameters, attach the State’s proposed monitoring schedule.

Note: This information is associated with State Accountability Measure 4Sa(i); this response may pre-populate the State’s annual report form.

CSBG Eligible Entity	Review Type	Target Date FY20-FY21(Quarter) (Note: the dates may change based on risk)	Date of Last Full Onsite Review (if applicable)	Brief Description of “Other”
El Paso Community Action program, Project BRAVO, Inc.	No Review		January 24, 2018	Risk Based and can change accordingly
Panhandle Community Services	Full on-site	FY20	November 1, 2017	Risk Based and can change accordingly
Brazos Valley Community Programs	Full on-site	FY20	August 28, 2018	Risk Based and can change accordingly
Rolling Plains Management Corp.	Full on-site	FY21	November 26, 2018	Risk Based and can change accordingly
Combined Community Action, Inc.	No Review		February 1, 2018	Risk Based and can change accordingly

CSBG Eligible Entity	Review Type	Target Date (Quarter)	Date of Last Full Onsite Review (if applicable)	Brief Description of "Other"
Hidalgo County Community Services Agency	Full on-site	FY21	December 31, 2018	Risk Based and can change accordingly
Community Action Social Services and Education	Full on-site	FY21	March 31, 2018	Risk Based and can change accordingly
South Texas Development Council	Full on-site	FY21	May 23, 2018	Risk Based and can change accordingly
Gulf Coast Community Services Association	Full on-site	FY19-Q3	May 26, 2017	Risk Based and can change accordingly
Austin, City of, Health and Human Service Department	Full on-site	FY21	August 22, 2018	Risk Based and can change accordingly
Community Council of Greater Dallas	Initial full on-site	FY19-Q4	No review performed yet-newly designated Entity	Risk Based and can change accordingly
Community Action Committee of Victoria, Texas	No Review		May 22, 2018	Risk Based and can change accordingly
Cameron and Willacy Counties Community Projects, Inc.	Full on-site	FY20-Q1	July 20, 2017	Risk Based and can change accordingly
Tri-County Community Action, Inc.	Full on-site	FY21	November 16, 2018	Risk Based and can change accordingly
Community Services, Inc.	Full on-site	FY19-Q4	June 14, 2016	Risk Based and can change accordingly
Pecos County Community Action Agency	Full on-site	FY19-Q2	April 3, 2018	Risk Based and can change accordingly
Economic Opportunities Advancement Corp of PR XI	No Review		November 8, 2017	Risk Based and can change accordingly
Texas Neighborhood Services	Full on-site	FY19-Q3	September 21, 2015	Risk Based and can change accordingly
Aspermont Small Business Development Center, Inc.	Full on-site	FY20	June 25, 2017	Risk Based and can change accordingly
West Texas Opportunities, Inc.	Full on-site	FY20-Q1	March 23, 2018	Risk Based and can change accordingly
Greater East Texas Community Action Program	Full on-site	FY20-Q3	February 14, 2016	Risk Based and can change accordingly
Southeast Texas Regional Planning Commission	Full on-site	FY20-Q1	February 23, 2017	Risk Based and can change accordingly
City of San Antonio Department of Community Initiatives	No Review		November 1, 2017	Risk Based and can change accordingly
Central Texas Opportunities, Inc.			March 29, 2018	Risk Based and can change accordingly
Concho Valley Community Action Agency	Full On-site	FY21	October 17, 2018	Risk Based and can change accordingly

CSBG Eligible Entity	Review Type	Target Date (Quarter)	Date of Last Full Onsite Review (if applicable)	Brief Description of "Other"
Community Action Inc. of Central Texas	Full On-site	FY21	October 22, 2018	Risk Based and can change accordingly
Community Services of Northeast Texas, Inc.	Full On-site	FY21	May 24, 2018	Risk Based and can change accordingly
South Plains Community Action Association, Inc.	Full on-site	FY21	April 19, 2018	Risk Based and can change accordingly
City of Fort Worth Neighborhood Services Department	Full On-site	FY20	February 2, 2018	Risk Based and can change accordingly
City of Lubbock Community Development Department	Full on-site	FY19-Q2	October 27, 2016	Risk Based and can change accordingly
Economic Action Committee of the Gulf Coast	Full on-site	FY19-Q4	February 15, 2017	Risk Based and can change accordingly
Galveston County Community Action Council, Inc.	Risk based on-site	FY19-Q3	May 4, 2018	Risk Based and can change accordingly
Webb County Community Action Agency	No Review		December 8, 2017	Risk Based and can change accordingly
Williamson-Burnet County Opportunities, Inc.	Full on-site	FY19-Q3	October 14, 2016	Risk Based and can change accordingly
Big Bend Community Action Committee, Inc.	Full on-site	FY19-Q3	May 3, 2017	Risk Based and can change accordingly
Community Action Corporation Of South Texas	Full on-site	FY19-Q4	March 8, 2017	Risk Based and can change accordingly
Community Council of South Central Texas, Inc.	Full on-site	FY21	November 5, 2018	Risk Based and can change accordingly
Hill Country Community Action Association, Inc.	No Review		December 6, 2018	Risk Based and can change accordingly
Nueces County Community Action Agency	Full on-site	FY19-Q2	March 2, 2017	Risk Based and can change accordingly
Texoma Council of Governments	Full on-site	FY19-Q4	April 20, 2017	Risk Based and can change accordingly

10.2. Monitoring Policies: Provide a copy of State monitoring policies and procedures by attaching and/or providing a hyperlink. [Refer to Attachment A - The FY2020 and FY2021 monitoring schedule is aggregate in nature. The schedule is created on an at-risk assessed basis determined every quarter. The schedule is maintained on the Compliance Subrecipient Monitoring Tracking Database and Performance Records. The proposed schedule above can change each quarter depending on risk.]

10.3. Initial Monitoring Reports: According to the State's procedures, by how many calendar days must the State disseminate initial monitoring reports to local entities? [It is the Department's goal to submit CSBG monitoring reports within 30 calendar days from the last day of the monitoring visit. However, if extenuating circumstances are present, the

CSBG monitoring report will be submitted within 60 days of the completion of the monitoring review with the exception of those few reports requiring executive and legal review due to deficiencies.]

Note: This item is associated with State Accountability Measure 4Sa(ii) and may pre-populate the State’s annual report form.

Corrective Action, Termination and Reduction of Funding and Assurance Requirements
(Section 678C of the Act)

10.4. Closing Findings: Are State procedures for addressing eligible entity findings/deficiencies, and the documenting of closure of findings included in the State monitoring protocols attached above? Yes No

10.4a. If no, describe State procedures for addressing eligible entity findings/deficiencies, and the documenting of closure of findings. **[Narrative, 2500 characters]**

10.5. Quality Improvement Plans (QIPs): How many eligible entities are currently on Quality Improvement Plans? **[There are currently two CSBG entities under a QIP.]**

Note: The QIP information is associated with State Accountability Measures 4Sc.

10.6. Reporting of QIPs: Describe the State’s process for reporting eligible entities on QIPs to the Office of Community Services within 30 calendar days of the State approving a QIP? **[Narrative: The Department will contact the Office of Community Services either by phone or through e-mail to inform them of eligible entities on a Quality Improvement Plan.]**

Note: This item is associated with State Accountability Measure 4Sa(iii)).

10.7. Assurance on Funding Reduction or Termination: Does the State assure, according to Section 676(b)(8), that “any eligible entity that received CSBG funding the previous fiscal year will not have its funding terminated or reduced below the proportional share of funding the entity received in the previous fiscal year unless, after providing notice and an opportunity for a hearing on the record, the State determines that cause exists for such termination or such reduction, subject to review by the Secretary as provided in Section 678C(b).” Yes No

Note: This response will link with the corresponding assurance under item 14.8.

Policies on Eligible Entity Designation, De-designation, and Re-designation

10.8. Does the State CSBG statute and/or regulations provide for the designation of new eligible entities? Yes No

10.8a. If yes, provide the citation(s) of the law and/or regulation. If no, describe State procedures for the designation of new eligible entities. **[Narrative:** Texas Administrative Code

[http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=208](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=208)]

10.9. Does the State CSBG statute and/or regulations provide for de-designation of eligible entities? Yes No

10.9a. If yes, provide the citation(s) of the law and/or regulation. If no, describe State procedures for de-designation of new eligible entities. **[Narrative:** Texas Administrative Code:

[https://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=2&rl=202](https://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=2&rl=202)

[https://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=2&rl=203](https://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=2&rl=203)

[http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=208](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=208)

10.10. Does the State CSBG statute and/or regulations specify a process the State CSBG agency must follow to re-designate an existing eligible entity? Yes No

10.10a. If yes, provide the citation(s) of the law and/or regulation. If no, describe State procedures for re-designation of existing eligible entities. **[Narrative:** Texas Administrative Code

[http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=208](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=208)

Fiscal Controls and Audits and Cooperation Assurance

10.11. Fiscal Controls and Accounting: Describe how the State's fiscal controls and accounting procedures will a) permit preparation of the SF-425 Federal fiscal reports (FFR) and b) permit the tracing of expenditures adequate to ensure funds have been used appropriately under the block grant, as required by Block Grant regulations applicable to CSBG at 45 CFR 96.30(a). **[Narrative:** All expenditures are recorded in the Department's PeopleSoft accounting system. Indexes, grant numbers and fund numbers allow for identification of charges to a specific grant and cost categories. Policies and Procedures are in place to ensure compliance with statues and regulations. Independent annual financial audit and single audit are performed for the Department.

Every draw is reviewed by program staff upon submittal by contractor localities. All drawdowns must be consistent within the most current approved budget. Draws are then processed by accountants and approved by senior accountant or team leader. Back up to support draws are reviewed during on site monitoring.

The general ledger is the source for the SF-425 Federal fiscal reports. They are prepared by the grant accountant, reviewed by the financial team leader and approved by management prior to submittal. Reports are prepared according to program rules and regulations.]

10.12. Single Audit Management Decisions: Describe State procedures for issuing management decisions for eligible entity single audits, as required by Block Grant regulations applicable to CSBG at 45 CFR 75.521. If these procedures are described in the State monitoring protocols attached under item 10.2, indicate the page number. **[Narrative:** The Department requires each eligible entity to complete an Audit Certification form within 60 days from the end of the Entity’s fiscal year. This is used to determine if a Single Audit is required. Upon receipt of the Single Audit, a review is completed to determine if the packet submitted is complete and all opinions are provided. If the audit contains findings, it is reviewed and discussed by the director of Internal Audit, the Director of Compliance, the Director of Subrecipient Monitoring and staff to determine the appropriate steps to ensure the entity corrects the issues identified in the audit report or management letter. The Department will issue correspondence to the entity, identifying that corrective action measures must be performed and requiring support documentation to be provided. The entity will be provided a time frame to respond to complete the corrective action and to respond to the correspondence. At a maximum, the entity must correct all identified issues within six (6) months of the Single Audit being submitted to the Federal Clearing House.

Except for non-discretionary CSBG funds, the Department will not execute new contracts with the entity until issues with the single audit are resolved, unless the issue is a late audit submittal and the entity has provided documentation of an extension received from the federal cognizant agency.]

Note: This information is associated with State Accountability Measure 4Sd.

10.13. Assurance on Federal Investigations: Will the State “permit and cooperate with Federal investigations undertaken in accordance with Section 678D” of the CSBG Act, as required by the assurance under Section 676(b)(7) of the CSBG Act? Yes No

Note: This response will link with the corresponding assurance, item 14.7

If this is the first year filling out the automated State Plan, skip the following question.

10.14. Performance Management Adjustment: How is the State adjusting monitoring procedures in this State Plan as compared to past plans? Any adjustment should be based on the State’s analysis of past performance, and should consider feedback from eligible entities, OCS, and other sources, such as the public hearing. If this State is not making any adjustments, provide further detail. **[Narrative:** The Department closely reviewed the responses to the 2017 ACSI Survey related to monitoring and the Department’s Director of Subrecipient Monitoring continues to make concerted efforts to maintain a good working relationship with CSBG eligible entities. The Director ensures that monitoring staff receive directives and audit training as the need arises. Staff meetings are held regularly to promote consistency and increase knowledge between the monitoring staff.

Community Affairs Training and Technical Assistance staff receive all monitoring reports from compliance monitors and work closely with each other so that training and technical assistance staff can provide eligible entities follow-up tips and resources to address findings or concerns identified in the monitoring reports.]

Note: This item is associated with State Accountability Measure 4Sb and may pre-populate the State’s annual report form.

SECTION 11

Eligible Entity Tripartite Board

- 11.1.** Which of the following measures are taken to ensure that the State verifies CSBG Eligible Entities are meeting Tripartite Board requirements under Section 676B of the CSBG Act? **[Check all that applies and narrative where applicable]**

- Attend Board meetings
- Review copies of Board meeting minutes
- Keep a register of Board vacancies/composition
- Other: [The Department reviews board rosters and Board member election/selection material. We also get information on board vacancies on their CSBG Monthly Performance Report. Through CSBG organizational standards reviews, we get information on board vacancies/composition also. Lastly, Department staff attends some Board meetings of entities.]

- 11.2.** How often does the State require eligible entities (which are not on TAPs or QIPs) to provide updates (e.g., copies of meeting minutes, vacancy alerts, changes to bylaws, low-income member selection process, etc.) regarding their Tripartite Boards? **[Check all that applies and narrative where applicable]**

- Annually
- Biannually
- Quarterly
- Monthly
- Other [We also get information on board vacancies on their CSBG Monthly Performance Report. Lastly, with CSBG organizational standards reviews, we get information on board vacancies/composition.]

- 11.3. Assurance on Eligible Entity Tripartite Board Representation:** Describe how the State will carry out the assurance under Section 676(b)(10) of the CSBG Act that the State will require eligible entities to have policies and procedures by which individuals or organizations can petition for adequate representation on an eligible entities’ Tripartite Board. **[Narrative:** The Department has instituted a rule, in the Texas Administrative Code, that requires an entity to have written procedures under which a low-income

individual, community organization, religious organization, or representative of such may petition for adequate representation on the board of the eligible entity.]

Note: This response will link with the corresponding assurance, item 14.10.

- 11.4.** Does the State permit public eligible entities to use, as an alternative to a Tripartite Board, “another mechanism specified by the State to assure decision-making and participation by low-income individuals in the development, planning, implementation, and evaluation of programs” as allowed under Section 676B(b)(2) of the CSBG Act.
 Yes No

- 11.4a.** If yes, describe the mechanism used by public eligible entities as an alternative to a Tripartite Board. **[Narrative:** Public agencies have advisory boards and develop bylaws for the advisory board. The State requirements can be found at: [https://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=210](https://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=210)]

SECTION 12

Individual and Community Income Eligibility Requirements

12.1. Required Income Eligibility: What is the income eligibility threshold for services in the State? **[Check one item below.]**

- 125% of the HHS poverty line
- X % of the HHS poverty line (fill in the threshold): _____% **[insert up to a 3 digit percentage]**
- Varies by eligible entity

12.1a. Describe any State policy and/or procedures for income eligibility, such as treatment of income and family/household composition. **[Narrative:** Refer to State requirements at

[https://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=6&sch=A&rl=Y](https://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=6&sch=A&rl=Y)

12.2. Income Eligibility for General/Short Term Services: For services with limited in-take procedures (where individual income verification is not possible or practical), how does the State ensure eligible entities generally verify income eligibility for services? An example of these services is emergency food assistance. **[Narrative:** Refer to State requirements at

[https://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=6&sch=A&rl=Y](https://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=6&sch=A&rl=Y)

and

[https://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=207](https://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=207)

12.3. Community-targeted Services: For services that provide a community-wide benefit (e.g., development of community assets/facilities, building partnerships with other organizations), how does the State ensure eligible entities' services target and benefit low-income communities? **[Narrative:** Refer to State requirements at [http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=206](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=206)

SECTION 13

Results Oriented Management and Accountability (ROMA) System

- 13.1. ROMA Participation:** In which performance measurement system will the State and all eligible entities participate, as required by Section 678E(a) of the CSBG Act and the assurance under Section 676(b)(12) of the CSBG Act? **[Check one]**

Note: This response will also link to the corresponding assurance, item 14.12.

- The Results Oriented Management and Accountability (ROMA) System
- Another performance management system that meets the requirements of section 678E(b) of the CSBG Act
- An alternative system for measuring performance and results

- 13.1a.** If ROMA was selected in item 13.1, attach and/or describe the State’s written policies, procedures, or guidance documents on ROMA. **[Attachment and Narrative:**

The Department has incorporated ROMA principles in the areas of reporting, community action plans, strategic planning, community needs assessments, goal/target setting, case management, and Board trainings. Entities report monthly on outcomes for family, agency and community goals identified in their community action plan. These reports are then used to evaluate entity performance. An outcome matrix, tracking incremental change, is used as part of case management services; along with tools for capturing outcomes. TDHCA has 2 certified ROMA trainers on staff, and 1 NCRI with another beginning NCRI certification. Eligible entities now have 17 NCRTs on staff, of which 2 are Master NCRTs, and there are 28 NCRIs. All entities have been provided “Intro to ROMA” training and have access to a ROMA trainer. Refer to State requirements at [https://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=T&app=9&p_dir=P&p_rloc=193075&p_tloc=&p_ploc=1&pg=2&p_tac=&ti=10&pt=1&ch=6&rl=207](https://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=T&app=9&p_dir=P&p_rloc=193075&p_tloc=&p_ploc=1&pg=2&p_tac=&ti=10&pt=1&ch=6&rl=207)

- 13.1b.** If ROMA was not selected in item 13.1, describe the system the State will use for performance measurement. **[Narrative:** The Department will employ the ROMA System as described above.

- 13.2.** Indicate and describe the outcome measures the State will use to measure eligible entity performance in promoting self-sufficiency, family stability, and community revitalization, as required under Section 676(b)(12) of the CSBG Act? **[Narrative:** The State assigns eligible entities a goal for the number of persons to transition out of poverty (TOP) each year. TOP is defined as the household achieving an income above 125% FPIG. The State has issued requirements related to the systems that must be in place to assist households to TOP, refer to

[http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=207](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=10&pt=1&ch=6&rl=207)

The CSBG monthly performance report includes a section where CSBG entities report the number of persons working to TOP and the number of persons that successfully TOP. Entities are to target their CSBG resources to assist persons to transition out of poverty and move towards self-sufficiency consistent with identified gaps in need. The entities' efforts in self-sufficiency, family stability, and community revitalization are reported using the NPIs in their CSBG monthly performance report.]

Note: This response will also link to the corresponding assurance, item 14.12.

- CSBG National Performance Indicators (NPIs)
- NPIs and others
- Others

- 13.3.** How does the State support the eligible entities in using the ROMA system (or alternative performance measurement system)? **[Narrative:** The Department has designed the CSBG training curriculum with a focus on ROMA principals. The Department has 2 certified ROMA trainers and 1 NCRI. The state association has also assisted CSBG eligible entities in helping some of their staff to become Certified ROMA trainers. All trainings provided to entities are ROMA-focused and the Department's ROMA Certified staff members are available to provide training and technical assistance. Results achieved compared to CAP Plan are evaluated for the impact on implementation processes, re-assessment activities, and future plans. Entities can request training and technical assistance at any time and can submit questions on-line or can contact staff by phone or e-mail. The Department has developed a comprehensive video training module and accompanying materials on case management with the goal of assisting persons to transition out of poverty. This module is available on our website. The Department has set aside CSBG Discretionary funds to be used for network operational investments. Many entities awarded the CSBG Discretionary funds utilize the funds to pay for the costs of staff to become NCRTs or to obtain training to retain their NCRT or NCRI certifications.]

Note: The activities described under item 13.3 may include activities listed in "Section 8: Training and Technical Assistance." If so, mention briefly, and/or cross-reference as needed. This response will also link to the corresponding assurance, item 14.12.

- 13.4. Eligible Entity Use of Data:** How is the State validating that the eligible entities are using data to improve service delivery? **[Narrative:** The Department assigns each CSBG eligible entity a goal for the number of persons to transition out of poverty each program year. At the end of the program year, the Department reviews their performance and entities that did not meet their assigned goal are asked to provide a plan of action to improve performance. The Department also reviews the eligible entities' CSBG Performance Report each month and their end of the year final report. The Department does acknowledge that quite a few entities find it challenging to design and carry out community initiatives, as many just entered into this level of work. The Department will

continue to provide technical assistance to entities to improve their performance through data analysis, process mapping, and training materials. To assist with data use the Department provides the network with links to data sources that may be useful to them, such as the American Community Survey and the Community Action Partnership’s Community Needs Assessment Online Tool.]

Note: This response will also link to the corresponding assurance, item 14.12.

Community Action Plans and Needs Assessments

13.5. Describe how the State will secure a Community Action Plan from each eligible entity, as a condition of receipt of CSBG funding by each entity, as required by Section 676(b)(11) of the CSBG Act. **[Narrative:** The Department develops Community Action Plan Requirements and guidance and posts this information to our website at <https://www.tdhca.state.tx.us/community-affairs/csbg/additional-requirements.htm>. Annually, CSBG eligible entities must submit a Community Action Plan. Staff reviews the CAP and provides technical assistance to eligible entities on improvements.]

Note: this response will link to the corresponding assurance, item 14.11.

13.6. State Assurance: Describe how the State will assure that each eligible entity includes a community needs assessment for the community served (which may be coordinated with community needs assessments conducted by other programs) in each entity’s Community Action Plan, as required by Section 676(b)(11) of the CSBG Act. **[Narrative:** The Department develops Community Needs Assessment guidance and posts this information to the Department’s website at <https://www.tdhca.state.tx.us/community-affairs/csbg/additional-requirements.htm>. Entities are required to submit a community needs assessment every 3 years. During CAP development, the Department works with eligible entities in analyzing data from <https://engagementnetwork.org/>, their performance reports, and tying that to the most current Needs Assessment.]

Note: this response will link to the corresponding assurance, item 14.11.

SECTION 14

CSBG Programmatic Assurances and Information Narrative (Section 676(b) of the CSBG Act)

14.1 Use of Funds Supporting Local Activities

CSBG Services

14.1a. 676(b)(1)(A): Describe how the State will assure “that funds made available through grant or allotment will be used –

- (A) to support activities that are designed to assist low-income families and individuals, including families and individuals receiving assistance under title IV of the Social Security Act, homeless families and individuals, migrant or seasonal farmworkers, and elderly low-income individuals and families, and a description of how such activities will enable the families and individuals--
 - (i) to remove obstacles and solve problems that block the achievement of self-sufficiency (particularly for families and individuals who are attempting to transition off a State program carried out under part A of title IV of the Social Security Act);
 - (ii) to secure and retain meaningful employment;
 - (iii) to attain an adequate education with particular attention toward improving literacy skills of the low-income families in the community, which may include family literacy initiatives;
 - (iv) to make better use of available income;
 - (v) to obtain and maintain adequate housing and a suitable living environment;
 - (vi) to obtain emergency assistance through loans, grants, or other means to meet immediate and urgent individual and family needs;
 - (vii) to achieve greater participation in the affairs of the communities involved, including the development of public and private grassroots partnerships with local law enforcement agencies, local housing authorities, private foundations, and other public and private partners to –
 - (I) document best practices based on successful grassroots intervention in urban areas, to develop methodologies for widespread replication; and
 - (II) strengthen and improve relationships with local law enforcement agencies, which may include participation in activities such as neighborhood or community policing efforts;

[Narrative: The Department requires CSBG eligible entities to submit an annual Community Action Plan (CAP). The CAP outlines their proposed activities. Staff reviews the CAP Plan and ensures that the activities supported are eligible uses of CSBG funds and meet the noted assurances.]

Needs of Youth

- 14.1b. 676(b)(1)(B)** Describe how the State will assure “that funds made available through grant or allotment will be used –
- (B) to address the needs of youth in low-income communities through youth development programs that support the primary role of the family, give priority to the prevention of youth problems and crime, and promote increased community coordination and collaboration in meeting the needs of youth, and support development and expansion of innovative

community-based youth development programs that have demonstrated success in preventing or reducing youth crime, such as--

- (i) programs for the establishment of violence-free zones that would involve youth development and intervention models (such as models involving youth mediation, youth mentoring, life skills training, job creation, and entrepreneurship programs); and
- (ii) after-school child care programs;

[Narrative: The Department requires CSBG eligible entities to submit an annual Community Action Plan (CAP). The CAP outlines their proposed activities. Staff reviews the CAP Plan and ensures that the activities supported are eligible uses of CSBG funds. The Department requires that entities provide a referral to the Texas Attorney General’s Office for families for whom child support might be a needed resource.]

Coordination of Other Programs

14.1c. 676(b)(1)(C) Describe how the State will assure “that funds made available through grant or allotment will be used –

- (C) to make more effective use of, and to coordinate with, other programs related to the purposes of this subtitle (including State welfare reform efforts)

[Narrative: The Department requires CSBG eligible entities to submit an annual Community Action Plan (CAP). The CAP outlines their proposed activities. The CAP also includes several forms that address funding coordination, coordination with WIOA Programs, referrals to Child Support Office, and participation in social service coalitions. Staff reviews the CAP Plan and ensures that the activities supported are eligible uses of CSBG funds.]

State Use of Discretionary Funds

14.2 676(b)(2) Describe “how the State intends to use discretionary funds made available from the remainder of the grant or allotment described in section 675C(b) in accordance with this subtitle, including a description of how the State will support innovative community and neighborhood-based initiatives related to the purposes of this subtitle.”

Note: The Department describes this assurance under “State Use of Funds: Remainder/Discretionary,” items 7.9-7.11.

[No response; links to items 7.9 and 7.10.]

Eligible Entity Service Delivery, Coordination, and Innovation

- 14.3. 676(b)(3)** “Based on information provided by eligible entities in the State, a description of...”

Eligible Entity Service Delivery System

- 14.3a. 676(b)(3)(A)** Describe “the service delivery system, for services provided or coordinated with funds made available through grants made under 675C(a), targeted to low-income individuals and families in communities within the State;

[Narrative: The Department requires CSBG eligible entities to submit an annual Community Action Plan (CAP). The CAP includes a description of the service delivery system, the counties served, the facilities where services are available, and information regarding how the eligible entity conducts outreach and delivers services in counties where service centers are not available. The CAP also describes how the eligible entity coordinates funds with other organizations.]

Eligible Entity Linkages – Approach to Filling Service Gaps

- 14.3b. 676(b)(3)(B)** Describe “how linkages will be developed to fill identified gaps in the services, through the provision of information, referrals, case management, and follow-up consultations.”

Note: The Department describes this assurance in the State Linkages and Communication section, item 9.3b.

[No response; links to 9.3b.]

Coordination of Eligible Entity Allocation 90 Percent Funds with Public/Private Resources

- 14.3c. 676(b)(3)(C)** Describe how funds made available through grants made under 675C(a) will be coordinated with other public and private resources.”

Note: The Department describes this assurance in the State Linkages and Communication section, item 9.7.

[No response; links to 9.7]

Eligible Entity Innovative Community and Neighborhood Initiatives, Including Fatherhood/Parental Responsibility

- 14.3d. 676(b)(3)(D)** Describe “how the local entity will use the funds [made available under 675C(a)] to support innovative community and neighborhood-based initiatives related to the purposes of this subtitle, which may

include fatherhood initiatives and other initiatives with the goal of strengthening families and encouraging parenting.”

Note: The description above is about eligible entity use of 90 percent funds to support these initiatives. States may also support these types of activities at the local level using state remainder/discretionary funds, allowable under Section 675C(b)(1)(F). In this State Plan, the Department indicates funds allocated for these activities under item 7.9(f).

[Narrative: The Department requires CSBG eligible entities to submit an annual Community Action Plan (CAP). As part of the CAP, entities must complete a document which provides information regarding any innovative community and neighborhood-based initiatives related to the purpose of CSBG, which may include fatherhood initiatives and other initiatives which strengthen families and encourage effective parenting. A limited number of CSBG eligible entities have reported these types of initiatives. The Department will continue to work with CSBG eligible entities to promote these initiatives if such gaps are identified in their CAP. As the Department identifies information on webinars or funding opportunities related to this area, the Department shares this information with CSBG eligible entities.]

Eligible Entity Emergency Food and Nutrition Services

14.4. 676(b)(4) Describe how the State will assure “that eligible entities in the State will provide, on an emergency basis, for the provision of such supplies and services, nutritious foods, and related services, as may be necessary to counteract conditions of starvation and malnutrition among low-income individuals.”

[Narrative: The Department requires CSBG eligible entities to submit an annual Community Action Plan (CAP). As part of the CAP, entities must complete a document which provides information related to how the CSBG eligible entity will provide, on an emergency basis, for the provision of such supplies and services, nutritious foods, and related services, as may be necessary to counteract conditions of starvation and malnutrition among low-income individuals. Most CSBG eligible entities work with either a local food pantry or the food bank to provide food in these circumstances. If there are no other resources available, then CSBG funds are utilized to provide nutritional support.]

State and Eligible Entity Coordination/linkages and Workforce Innovation and Opportunity Act Employment and Training Activities

14.5. 676(b)(5) Describe how the State will assure “that the State and eligible entities in the State will coordinate, and establish linkages between, governmental and other social services programs to assure the effective delivery of such services, and [describe] how the State and the eligible entities will coordinate the provision

of employment and training activities, as defined in section 3 of the Workforce Innovation and Opportunity Act, in the State and in communities with entities providing activities through statewide and local workforce development systems under such Act.”

Note: The Department describes this assurance in the State Linkages and Communication section, items 9.1, 9.2, 9.3a, 9.4, 9.4a, and 9.4b.

[No response; links to items 9.1, 9.2, 9.3a, 9.4, 9.4a, and 9.4b]

State Coordination/Linkages and Low-income Home Energy Assistance

- 14.6. 676(b)(6)** Provide “an assurance that the State will ensure coordination between antipoverty programs in each community in the State, and ensure, where appropriate, that emergency energy crisis intervention programs under title XXVI (relating to low-income home energy assistance) are conducted in such community.”

Note: The Department describes this assurance in the State Linkages and Communication section, items 9.2 and 9.5.

[No response; links to 9.2 and 9.5]

Federal Investigations

- 14.7. 676(b)(7)** Provide “an assurance that the State will permit and cooperate with Federal investigations undertaken in accordance with section 678D.”

Note: The Department addresses this assurance in the Fiscal Controls and Monitoring section, item 10.13.

[No response; links to 10.13]

Funding Reduction or Termination

- 14.8. 676(b)(8)** Provide “an assurance that any eligible entity in the State that received funding in the previous fiscal year through a community services block grant made under this subtitle will not have its funding terminated under this subtitle, or reduced below the proportional share of funding the entity received in the previous fiscal year unless, after providing notice and an opportunity for a hearing on the record, the State determines that cause exists for such termination or such reduction, subject to review by the Secretary as provided in section 678C(b).”

Note: The Department addresses this assurance in the Fiscal Controls and Monitoring section, item 10.7.

[No response; links to 10.7]

Coordination with Faith-based Organizations, Charitable Groups, Community Organizations

- 14.9. 676(b)(9)** Describe how the State will assure “that the State and eligible entities in the State will, to the maximum extent possible, coordinate programs with and form partnerships with other organizations serving low-income residents of the communities and members of the groups served by the State, including religious organizations, charitable groups, and community organizations.”

Note: The Department describes this assurance in the State Linkages and Communication section, item 9.6.

[No response; links to 9.6]

Eligible Entity Tripartite Board Representation

- 14.10. 676(b)(10)** Describe how “the State will require each eligible entity in the State to establish procedures under which a low-income individual, community organization, or religious organization, or representative of low-income individuals that considers its organization, or low-income individuals, to be inadequately represented on the board (or other mechanism) of the eligible entity to petition for adequate representation.”

Note: The Department describes this assurance in the Eligible Entity Tripartite Board section, 11.3

[No response; links to item 11.3]

Eligible Entity Community Action Plans and Community Needs Assessments

- 14.11. 676(b)(11)** Provide “an assurance that the State will secure from each eligible entity in the State, as a condition to receipt of funding by the entity through a community services block grant made under this subtitle for a program, a community action plan (which shall be submitted to the Secretary, at the request of the Secretary, with the State plan) that includes a community-needs assessment for the community served, which may be coordinated with community-needs assessments conducted for other programs.”

[No response; links to items 13.5 and 13.6]

State and Eligible Entity Performance Measurement: ROMA or Alternate system

- 14.12. 676(b)(12)** Provide “an assurance that the State and all eligible entities in the State will, not later than fiscal year 2001, participate in the Results Oriented Management and Accountability System, another performance measure system for which the Secretary facilitated development pursuant to section 678E(b), or an alternative system for measuring performance and results that meets the requirements of that section, and [describe] outcome measures to

be used to measure eligible entity performance in promoting self-sufficiency, family stability, and community revitalization.”

Note: The Department describes this assurance in the ROMA section, items 13.1, 13.2, 13.3, and 13.4.

[No response; links to 13.1, 13.2, 13.3, and 13.4]

Validation for CSBG Eligible Entity Programmatic Narrative Sections

14.13. 676(b)(13) Provide “information describing how the State will carry out the assurances described in this section.”

Note: The Department provides information for each of the assurances directly in section 14 or in corresponding items throughout the State Plan, which are included as hyperlinks in section 14.

[No response for this item]

By checking this box, the State CSBG authorized official is certifying the assurances set out above.

SECTION 15

Federal Certifications

The box after each certification must be checked by the State CSBG authorized official.

15.1 Lobbying

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all entities shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete

and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

By checking this box, the State CSBG authorized official is providing the certification set out above.

15.2 Drug-Free Workplace Requirements

This certification is required by the regulations implementing the Drug-Free Workplace Act of 1988: 45 CFR Part 76, Subpart, F. Sections 76.630(c) and (d)(2) and 76.645 (a)(1) and (b) provide that a Federal agency may designate a central receipt point for STATE-WIDE AND STATE AGENCY-WIDE certifications, and for notification of criminal drug convictions. For the Department of Health and Human Services, the central point is: Division of Grants Management and Oversight, Office of Management and Acquisition, Department of Health and Human Services, Room 517-D, 200 Independence Avenue, SW Washington, DC 20201.

Certification Regarding Drug-Free Workplace Requirements (Instructions for Certification)

- (1) By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.
- (2) The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
- (3) For grantees other than individuals, Alternate I applies.
- (4) For grantees who are individuals, Alternate II applies.
- (5) Workplaces under grants, for grantees other than individuals, need to be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
- (6) Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).

- (7) If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
- (8) Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

Controlled substance means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

Conviction means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

Criminal drug statute means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

Employee means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All direct charge employees; (ii) All indirect charge employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Certification Regarding Drug-Free Workplace Requirements

Alternate I. (Grantees Other Than Individuals)

The grantee certifies that it will or will continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about - -
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and

- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will - -
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- (e) Notifying the agency in writing, within 10 calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- (f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to any employee who is so convicted - -
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).

The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code) **[Narrative:**

Texas Department of Housing and Community Affairs

221 East 11th Street

Austin, Travis County, Texas 78701-2410]

Check if there are workplaces on file that are not identified here.

Alternate II. (Grantees Who Are Individuals)

- (a) The grantee certifies that, as a condition of the grant, he or she will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant;
- (b) If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, he or she will report the conviction, in writing, within 10 calendar days of the conviction, to every grant officer or other designee, unless the Federal agency designates a central point for the receipt of such notices. When notice is made to such a central point, it shall include the identification number(s) of each affected grant.

[55 FR 21690, 21702, May 25, 1990]

- By checking this box, the State CSBG authorized official is providing the certification set out above.

15.3 Debarment

CERTIFICATION REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

Certification Regarding Debarment, Suspension, and Other Responsibility Matters - -

Primary Covered Transactions

Instructions for Certification

- (1) By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.
- (2) The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
- (3) The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

- (4) The prospective primary participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- (5) The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
- (6) The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
- (7) The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusive-Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
- (8) A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Non-procurement Programs.
- (9) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
- (10) Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

Certification Regarding Debarment, Suspension, and Other Responsibility Matters - -

Primary Covered Transactions

- (1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
 - (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
 - (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
 - (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
- (2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - - Lower Tier Covered Transactions

Instructions for Certification

- (1) By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.
- (2) The certification in this clause is a material representation of fact upon which reliance was
- (3) Placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
- (4) The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier

participant learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.

- (5) The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
- (6) The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
- (7) The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
- (8) A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from covered transactions, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Nonprocurement Programs.
- (9) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
- (10) Except for transactions authorized under paragraph five of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - - Lower Tier Covered Transactions

- (1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

By checking this box, the State CSBG authorized official is providing the certification set out above.

15.4 Environmental Tobacco Smoke

Public Law 103227, Part C Environmental Tobacco Smoke, also known as the Pro Children Act of 1994, requires that smoking not be permitted in any portion of any indoor routinely owned or leased or contracted for by an entity and used routinely or regularly for provision of health, day care, education, or library services to children under the age of 18, if the services are funded by Federal programs either directly or through State or local governments, by Federal grant, contract, loan, or loan guarantee. The law does not apply to children's services provided in private residences, facilities funded solely by Medicare or Medicaid funds, and portions of facilities used for inpatient drug or alcohol treatment. Failure to comply with the provisions of the law may result in the imposition of a civil monetary penalty of up to \$1000 per day and/or the imposition of an administrative compliance order on the responsible entity by signing and submitting this application the applicant/grantee certifies that it will comply with the requirements of the Act.

The applicant/grantee further agrees that it will require the language of this certification be included in any subawards which contain provisions for the children's services and that all subgrantees shall certify accordingly.

By checking this box, the State CSBG authorized official is providing the certification set out above.

ATTACHMENTS

Attachment A
Response to Question 10.2 Monitoring Policies

Compliance Division
Subrecipient Monitoring Section

Standard Operating Procedures

1.0 Risks and Control Objectives

- 1.1** The risks associated with not having an SOP for Assignments and Risk Assessments and the control objectives to ensure that those risks are minimized, are illustrated in the following table:

Risks	Control Objectives
The risks associated with not having an SOP for monitoring procedures are that that monitoring reviews may not be conducted or be conducted in a consistent manner and within the requirements of the Department and/or Federal requirements.	This SOP will minimize the risks described by providing a comprehensive process for a monitoring risk assessment, monitoring assignment and for the completion of monitoring reports and responses.

2.0 Policy

- 2.1** It is the requirement of the Texas Department of Housing and Community Affairs and its Compliance Division to perform monitoring functions of federal and state funds, in a consistent manner that is compliant with Department and Funding source requirements. The Chief of Compliance oversees three (3) monitoring sections within the Compliance Division, one (1) of which is the Compliance Subrecipient Monitoring section. The Compliance Subrecipient Monitoring director oversees the section of employees that monitor the programs that are administered by the Community Affairs Division, Single Family, and Home and Homelessness Programs Divisions of the Department.

3.0 General

- 3.1** Abbreviations

- A. Texas Department of Housing and Community Affairs – Department
- B. Community Affairs Division – CAD
- C. Compliance Division - Compliance
- D. Compliance Division Subrecipient Monitoring Section - CMSM
- E. Compliance Subrecipient Monitoring Director – CMSM Director
- F. Subrecipient Monitor – Compliance Monitor or Monitor
- G. Community Affairs Division program awardees (Non-profit corporations, Counties, Cities, Council of Government’s) – Subrecipient
- H. Weatherization Assistance Program – WAP
- I. Comprehensive Energy Assistance Program – CEAP
- J. Community Services Block Grant - CSBG
- K. Department of Energy – DOE
- L. Emergency Solutions Grant – ESG
- M. HOME Investments Partnership – HOME
- N. Homeless Housing and Services Program – HHSP
- O. Housing Trust Fund – HTF
- P. Low Income Housing and Energy Assistance Program – LIHEAP
- Q. LIHEAP Weatherization Assistance Program – LI-WAP
- R. National Housing Trust Fund – NHTF
- S. Neighborhood Stabilization Program – NSP
- T. Quality Control Inspector - QCI

3.2 Purpose

- A. This SOP describes the Department’s methodology for monitoring Subrecipients.
- B. To comply with Department rules on the administration on program funds.
- C. To comply with Federal Funding source requirements for administering program funds.
- D. It establishes consistent processes and procedures when monitoring CAD programs.
- E. Monitoring activities are planned to focus on areas of highest risk and to help ensure the most effective use of monitoring resources.
- F. To ensure the CMSM Compliance Monitors completed monitoring reports and responses within a designated time frame to ensure Subrecipients address any corrective actions in a timely manner.

- G. To ensure monitoring responses are reviewed to ensure corrective actions were completed.

4.0 Responsibilities

- 4.1 The CMSM section is responsible for ensuring the CEAP, CSBG, ESG, HOME, HHSP, HTF, Multifamily Direct HOME Loans, NHTF, NSP and WAP programs (DOE and LIHEAP) are administered and funds are expended in accordance with contract provisions and applicable State and Federal rules, regulations, policies, and related statutes.
- 4.2 The CMSM Director will ensure a monitoring schedule is developed that identifies the Subrecipients that are to be monitored.
- 4.3 According to individual program requirements and/or standards, the CMSM section will develop a list of specific compliance requirements to be reviewed. The section will also develop a methodology to review each compliance requirement consistently.
- 4.4 The CMSM section will perform the respective monitoring to determine Subrecipient compliance.
- 4.5 The CMSM monitors will notify the CMSM Director and/or Chief of Compliance if a finding or concern of fraud, waste and/or abuse were noted during a Subrecipient's monitoring.
- 4.6 Within 30 days of the completion of the monitoring, the CMSM section will develop a report or correspondence, for the Subrecipient, reflecting the results of the monitoring.
- 4.7 The CMSM section will address the Subrecipient's response to the report and/or close out the monitoring process.
- 4.8 The CMSM section will notify and work with the CAD Training section to address any findings consistent within the Subrecipient network.

5.0 Subrecipient Monitoring Selection

- 5.1 The CMSM section will complete a Subrecipient monitoring review schedule, at least quarterly each year. The schedule will identify the quarter in which the Subrecipient will be monitored.
- 5.2 The CMSM section utilizes the most efficient use of its travel and monitoring budget, as its methodology in developing the Subrecipient monitoring review schedule. The schedule takes into account the program contract periods and may require Compliance Monitors to review multiple programs during the review.
- 5.3 The Department's schedule is used as a planning tool and is subject to change. The CMSM Section may encounter situations that arise and cause Subrecipients to be monitored in

a different month or more frequently than what is identified in the schedule. These situations may include:

1. Subrecipient who may not or have not met the minimum on-site monitoring threshold.
 2. There is low production in the program(s) selected for monitoring.
 3. Monitor(s) attempt to schedule a monitoring and provides proposed monitoring dates. However, the Subrecipient is unable to accommodate the monitoring during the proposed dates.
 4. The Department receives fraud, waste and/or abuse concerns against a Subrecipient.
 5. The Department receives a credible complaint against a Subrecipient.
- 5.4 As needed, the CMSM will also factor in the results of a Subrecipient's prior monitoring review and/or Single Audit findings when determining the monitoring schedule. Subrecipient's with prior and/or repetitive monitoring and/or Single Audit findings are a priority to be monitored.
- 5.5 At a minimum:
- A. DOE (July-June) and LIHEAP WAP (Jan. – Dec.) Subrecipients will be monitored at least once each year;
 - B. LIHEAP Subrecipients will be monitored at least once every three (3) years (Triennial).
 - C. CSBG Subrecipients will be monitored at least once every three (3) years (Triennial).

6.0 Determining Compliance Requirements

- 6.1 The CMSM section will review Subrecipient's compliance with program requirements, contract provisions and Federal, State, local government rules and regulations.
- A. The CMSM section will determine compliance on specific contract provisions, rules, regulations and/or program requirements are most applicable to be reviewed or required to be reviewed by the funding source. The CMSM section will verify if the Subrecipients have complied with the requirements. The CMSM section will utilize a monitoring tool (instrument) that identifies the areas of compliance that will be reviewed. The monitoring tool will have a methodology to reflect the process used to

determine compliance of each selected contract provision, rule, regulation and/or requirement.

- B. The monitoring tool will be in electronic format and the CMSM section will enter the selected compliance requirements into the document.
 - C. The monitoring tool will be maintained in the Department's monitoring software (Teammate).
- 6.2 The monitoring tool and the list of compliance requirements that are to be reviewed may be revised, updated, or changed from period to period due to program, legislative and/or budget changes.
- A. The listed monitoring tool is reviewed on a continual basis, during the federal fiscal year or Subrecipient program year (as applicable), to account for changes in rules and/or program requirements.

7.0 Monitoring Announcement

- 7.1 After it has been determined which Subrecipients will be monitored, the CMSM Director will assign monitors, to the Subrecipients who will be monitored. The CMSM Director will determine the method of distributing the Subrecipients to the Monitors.
- 7.2 After a review of risk factors utilized in previous risk assessments the following factors have been identified by staff consensus as the set of indicators that most accurately present the highest degree of program and fiscal risk:
- ◇ Program Activity Type
 - ◇ Number of months remaining on the contract;
 - ◇ Time Since Most Recent Monitoring Evaluation of the elapsed length of time since a Subrecipient has received an on-site visit or desk review;
 - ◇ Results of previous on-site visit(s) and/or desk review;
 - ◇ Total Funds Budgeted – Evaluation of the total amount of funds awarded to a Subrecipient;
 - ◇ Total Funds Committed – Evaluation of the percentage of funds committed to the projects of the contract(s);
 - ◇ Total Cumulative Draws – Evaluation of the percentage of contract funds drawn;
 - ◇ Match obligation for contract;
 - ◇ Set-aside Type;
 - ◇ Construction Activities – A review to determine if subrecipient's performing activities with a construction component have incurred Davis-Bacon Labor Standards requirements; and

- ◇ Details of any reported complaints (internal and external).

Risk Factors may be revised, updated, or changed from period to period due to program, legislative, or budget changes. *The Risk Factors utilized may also be governed or restricted by constraints inherent in the architecture of the central data base system. It may not be 100% accurate or cost-effective to include some risk factors because of this constraint. An example is Single Audit Status.*

Other Risk Factors may include:

- ◇ Multiple funding sources for a contract;
- ◇ Significant gaps between expected and actual results of previous contracts;
- ◇ Multiple contracts for an individual subrecipient; and
- ◇ Instability in the management environment.

- 7.3 The Monitor will contact each of the assigned Subrecipients and schedule future on-site monitoring. The Monitor will make every attempt to provide the Subrecipient with a minimum of 30 days' notice prior to the monitoring review.
- A. On occasions, the monitoring may occur with fewer than 30 days' notice. Situations that may warrant a monitoring occurring with fewer than 30 days' notice include:
1. The Subrecipient notifies the Department that it is not able to be monitored the proposed week and chooses the monitoring date.
 2. The Department receives credible fraud, waste and/or abuse concerns against a Subrecipient requiring little to no notice of the monitoring.
 3. The Department receives a credible complaint against a Subrecipient requiring little to no notice of the monitoring.
- 7.4 After the monitoring date has been confirmed, the Monitor will complete a Monitoring Announcement letter.
- 7.5 When the announcement letter has been completed, the document will be scanned and saved to the Subrecipient's respective Monitoring file within the computerized Monitoring Software.
- 7.6 The scanned version will be emailed to the Subrecipient. If applicable, a copy of the announcement letter will be sent to appropriate individuals.

- 7.7 The Monitoring Announcement letter should be sent to the Subrecipient as soon as the monitoring dates have been set, but no less than two (2) weeks prior to the monitoring.
- 7.8 In some instances a Monitoring Announcement letter may be submitted less than two (2) weeks from the scheduled monitoring. This may occur when 7.2 A (1) is met.
- 7.9 In some instances a Monitoring Announcement letter may not be submitted to the Subrecipient prior to the monitoring. This may occur when 7.2 A (2) and (3) are met.

8.0 Performing the On-site Monitoring

- 8.1 The CMSM section will utilize electronic monitoring tool to review the selected compliance requirements and to document the Subrecipients compliance with the specific requirement.
- 8.2 If the appropriate Subrecipient staff is available, the Monitor will have an Entrance Conference prior to the start of the monitoring. In the Entrance Conference the Monitor will provide a brief summary of the on-site monitoring process and/or the on-site monitoring plan. The Monitor will also utilize this time to answer Subrecipient questions that are specific to the monitoring and/or the programs.
- 8.4 After the Entrance conference, the Monitor will review the compliance requirements and perform the methodology to determine compliance with the selected requirements. The monitor will complete each question and section of the selected compliance requirements on electronic testing documents. The CMSM section will document the reason for the inability to verify any of the selected compliance requirements.
 - A. Weatherization Assistance Program (“WAP”) Monitorings- may be performed as a Full Monitoring or as a Unit Inspection.
 - a. A Full WAP Monitoring will consist of the Compliance Monitor performing a review to determine compliance with Financial and Expenditure requirements, Administrative requirements, client eligibility requirements and performing an inspection of weatherized units.
 - b. Unit Inspection monitoring consists of the Compliance Monitor(s) reviewing weatherization client files for compliance and eligibility requirements and performing an inspection of the weatherized units.

c. Client file reviews and Unit Inspections will vary according to the funding source used to weatherize the unit. When units are weatherized with LIHEAP funding only, the Compliance Monitor(s) will review the weatherized work based on an established Priority Rating sheet. When units are weatherized with DOE funding only, or with DOE and LIHEAP funds, the Compliance Monitor(s) will review the weatherized work based on an approved Energy Audit. Compliance Monitors will be required to have all applicable field tests performed during the Unit Inspection. The Compliance Monitor(s) may supervise a Subrecipient's performance of the field test. The Compliance Monitor(s) must document the results of the field tests.

d. The Compliance Monitor will utilize the following as a guide when determining the number of units to inspect. The actual number of units inspected will vary according to the number of QCI staff employed by the Subrecipient and the process the Subrecipient follows for their Assessments and Final Inspections.

a. When a Compliance Monitor is conducting a monitoring visit, in which the Subrecipient has limited QCI staff therefore the same QCI staff will perform more than one function in the unit, the Compliance Monitor(s) will perform a minimum of:

- i. Ten percent (10%) unit inspections of the total units completed

b. When a Compliance Monitor is conducting a monitoring visit, in which the Subrecipient has multiple QCI staff therefore the QCI staff performing the final inspection will not perform any other function in the unit, Compliance Monitor(s) will perform a minimum of:

- i. Five percent (5%) unit inspections of the total units completed

e. The CMSM Section will be required to monitor a minimum of 5% of all completed weatherized units (at the time of the monitoring) that are funded by DOE and inspected by a QCI who was not involved in the assessment of the weatherized unit. The CMSM Section will monitor a minimum of 10% of all completed weatherized units (at the time of the monitoring) that were inspected by a QCI that was involved in the assessment of the weatherized unit. The CMSM section will utilize the monitoring tracking database to track the number of units that have been inspected. The Department will also review Monthly Expenditure Reports to track the number of total completed units and will adjust the monitoring schedule to ensure that it meets the minimum number of units inspected.

a. A Compliance Monitor may not be able to monitor the minimum number of weatherized units if:

- i. the Subrecipient does not have enough completed weatherized units;

- ii. the geographical location of the weatherized homes prohibits the ability to inspect units;
- iii. inclement weather persists.

B. Community Services Block Grant

- 1. A CSBG Monitoring review will consist of the Compliance Monitor performing a review to determine compliance with Financial and Expenditure requirements, Administrative requirements and client eligibility requirements.
- 2. The monitoring tool's methodology identifies the minimum number of expenditures and client files to review.

C. Comprehensive Energy Assistance Program

- 1. A CEAP Monitoring review will consist of the Compliance Monitor performing a review to determine compliance with Financial and Expenditure requirements, Administrative requirements and client eligibility requirements.
- 2. The monitoring tool's methodology identifies the minimum number of expenditures and client files to review.

- 8.5 When the respective methodology is not enough to determine compliance, the Monitor(s) will make every effort to determine if the requirement is compliant. This may require the Monitor(s) to perform additional testing, request additional information or clarification from Subrecipient staff and/or request assistance from peer Monitors, CA Division staff, the CMSM Director or the Chief of Compliance.
- 8.6 The Monitor will obtain and maintain the appropriate documentation to justify any finding, disallowed and/or questioned cost.
- 8.7 The Monitor will notify the CA Trainers of the Subrecipient's need for Training and/or Technical Assistance if necessary.
- 8.8 If the Monitor(s) is unable to complete the monitoring during the specified period, the Monitor(s) must notify the CMSM Director of the circumstance(s) that resulted in the inability to complete the monitoring. The CMSM Director will determine the appropriate course of action to complete the monitoring. The Monitor must notify the Subrecipient that additional time is required to complete the monitoring and of the course of action that was determined by the CMSM Director. The inability to complete the monitoring and the course of action must be documented in the computerized Monitoring Software or the Monitoring Instrument.
- 8.9 Time permitting and if the appropriate Subrecipient staff are available, the Monitor will make every attempt to provide the Subrecipient with an on-site Exit Conference. The Exit Conference is intended to explain, to the Subrecipient, the preliminary results of the

monitoring. In some situations the Subrecipient may be provided a few days to submit documentation, if the documentation was not readily available during the onsite visit. In this situation, an Exit conference may not be conducted on-site.

- 8.10 If an on-site exit conference cannot be completed, the Monitor will schedule an Exit conference via conference call. The call will typically occur within 5 business days from the last day the monitoring.
- 8.11 The Monitor(s) will create electronic copies of all applicable monitoring documents and/or Finding support documentation obtained during the review. The Monitor will save the electronic copies to the monitoring file within the computerized Monitoring Software.

9.0 Monitoring Report

- 9.1 The Monitor(s) will be required to develop a report, detailing the results of the monitoring. Each Monitoring Report will contain general program information and/or a brief description of the monitoring process that was performed. If applicable, the monitoring report will contain:
 - A. Finding/Deficiency (CSBG only)
 - 1 A brief and concise description of the lack of compliance of a specific program requirement;
 - 2. A brief description of the program requirement;
 - 3. A description of any disallowed or questioned cost; and
 - 4. The respective reference for program compliance.
 - B. Action Required for a Finding/Deficiency
 - 1. A brief requirement for the Subrecipient to meet;
 - 2. A requirement for the Subrecipient to complete a specific action to resolve the finding;
 - 3. A requirement for the Subrecipient to provide a reimbursement, documents, an assurance and/or a response to the monitoring report.
 - C. If there were findings or deficiencies of noncompliance, a 30 calendar day corrective action deadline. If there were no Findings or Required Action, the Monitoring Report

will reflect that no response is required and that the Monitoring Review is considered closed.

D. A Concern

1. A brief and concise description of the lack of compliance of a specific program requirement;
2. A brief description of the program requirement;
3. The respective reference for program compliance.

E. Action Required for a Concern

1. A brief requirement for the Subrecipient to meet;
2. A requirement for the Subrecipient to complete a specific action to resolve the Concern;

F. Observation

1. A brief and concise description of the policy, practice or procedure observed through the course of monitoring that may lead to a lack of compliance of a specific program requirement.

9.2 Monitors are expected to, on average, complete monitoring letters within 30 calendar days from the last day of the onsite visit. However, DOE-WAP monitoring letters must be completed within 30 calendar days.

9.3 The Monitor(s) will make an electronic copy of the Monitoring Report and save the copy to the Subrecipient's respective monitoring file within the computerized Monitoring Software. The scanned version will be emailed. A hard copy report will be mailed to the Subrecipient if email is not an option.

9.4 At a minimum, the Monitor will e-mail the Monitoring Report to the Subrecipient and a copy of the report to the Subrecipient's Board Chair or the assigned Board representative.

9.5 The date the monitoring report is considered complete and submitted to the Subrecipient, is when the report is emailed to the Subrecipient.

10.0 Response to the Monitoring Report

10.1 The Subrecipient will be provided a 30 day corrective action period which can be extended for good cause by the Chief of Compliance.

10.2 The Monitor(s) is responsible for tracking corrective action due dates. If the Department has not received the Subrecipient's response, the Monitor(s) will submit a letter to the

Subrecipient, notifying them of the delinquent response. The Monitor will document that a letter was sent to the Subrecipient, in the “Notes” area of the Monitoring Tracking System.

- 10.3 If the Subrecipient’s response is submitted as a paper document, the Monitor will make an electronic copy of the response. The Monitor will then save the copy to the Subrecipient’s respective Monitoring File within the electronic software.
- 10.4 The Monitor(s) will review the Subrecipient’s response to the report for compliance with the specific Finding’s required action and program rules, regulations and requirements.
- 10.5 Within 45 business days of the receipt of the response, the Monitor(s) will provide correspondence to the Subrecipient addressing each Finding and/or required action. For each Finding, the monitor(s) will:
 - A. Briefly state the Finding that occurred;
 - B. The Subrecipient’s response and/or documentation;
 - C. Any concern or question posed in the Subrecipient’s response;
 - D. The results of the Department’s review of the response and/or documentation;
 - E. Necessary information to address the Subrecipient’s concern or question;
 - F. If the response and/or documentation is acceptable to resolve the Finding;
 - G. If the Finding is resolved;
 - H. If applicable, the Finding is closed;
 - i. A Finding will not be considered resolved, but closed when the Department believes the Subrecipient’s required action is not obtainable. The Subrecipient will no longer be required to complete the required action.
 - ii. The Department should consider the efforts the Subrecipient made to resolve the Finding.
 - iii. A “Closed” Finding will not be used on the Required Action of a Subrecipient to reimburse the Department for disallowed expenditures.
 - I. If applicable, the additional required action to resolve the Finding.

- 10.6 The Monitor(s) will make an electronic copy of the document addressing the Subrecipient's response to the report. The Monitor will save the copy to the Subrecipient's respective monitoring file in the computerized Monitoring Software. The scanned version will be emailed to the Subrecipient. If applicable, a copy of the document will be sent to appropriate individuals.
- 10.7 If the Subrecipient's response did not resolve the Findings and/or required actions of the monitoring report, the Monitor(s) will keep abreast of the Subrecipient's 30 day response period. If the Department has not received the Subrecipient's response, the Monitor(s) will submit a letter to the Subrecipient, notifying them of the delinquent response. The Monitor will document that a letter was sent to the Subrecipient, in the Monitoring Tracking System.
- 10.8 When the Subrecipient submits the response from 10.7, the Monitor(s) will continue at 10.2 of the Monitoring SOP. If the Monitor completes Section 10.5 of the SOP and determines the Subrecipient's response to Finding(s) to remain unresolved, the Monitor will continue with 10.6 and 10.7 of the SOP. However, unless prior approval from the Chief of Compliance, the original Corrective Action deadline is not amended. The Subrecipient must resolve the Finding(s) as soon as possible. If the Department has not received the Subrecipient's response, the Monitor(s) will submit a letter to the Subrecipient, notifying them of the delinquent response. The Monitor will document that a letter was sent to the Subrecipient, in the Monitoring Tracking System.
- 10.9 Similarly, when the Subrecipient submits the response from 10.8, the Monitor(s) will continue at 10.2 of the Monitoring SOP. If the Monitor completes Section 10.5 of the SOP and determines the Subrecipient's response to Finding(s) to remain unresolved, the CMSM Director will notify the Chief of Compliance. The Chief of Compliance may determine if the matter should be referred to the Department's Enforcement Committee in accordance with Department Rules and SOPs.
- 10.10 If a Subrecipient has submitted its second response and is still not able to comply with the required action(s), the Monitor(s) will note in its subsequent correspondence that the Subrecipient is able to request a meeting with the Department's Compliance committee. The Subrecipient may request the committee to review the validity of the Finding or to appeal the required action.
- A. The Subrecipient must include in its subsequent response that it request a meeting with the Compliance committee.
 - B. Once the request has been received, the Department will follow the rules and the SOP's pertaining to the Compliance committee.

APPROVAL:

Earnest Hunt
Compliance Subrecipient Monitoring Director

2/12/2019

1g

BOARD ACTION REQUEST
COMMUNITY AFFAIRS DIVISION
JULY 25, 2019

Presentation, discussion, and possible action on approval of the 2020 Low Income Home Energy Assistance Program State Plan for submission to the U.S. Department of Health and Human Services and approval of the associated 2020 awards

RECOMMENDED ACTION

WHEREAS, the Texas Department of Housing and Community Affairs (the Department) develops and submits a State Plan to the U.S. Department of Health and Human Services (USHHS) each year to administer the Low Income Home Energy Assistance Program (LIHEAP);

WHEREAS, the Board approved a draft 2020 LIHEAP State Plan on April 25, 2019, which was then made available for public comment and that public comment is addressed below;

WHEREAS, the final 2020 LIHEAP State Plan (the Plan) includes the awards to subrecipients of 2020 LIHEAP funds as recommended by the Executive Award Review and Advisory Committee (EARAC); and

WHEREAS, the Plan also includes non-substantive corrections;

NOW, therefore, it is hereby

RESOLVED, that the Plan and 2020 LIHEAP awards, in the form presented at this meeting, are hereby approved for submission to the USHHS; and

FURTHER RESOLVED, that the Acting Director or his designee are hereby authorized, empowered, and directed, for and on behalf of this Board to contract for the awards represented in the Plan and in connection therewith to execute, deliver, and cause to be performed such amendments, documents, and other writings such as anticipated grant guidance on development of the Plan from USHHS or to make such non-substantive technical corrections as they or any of them may deem necessary or advisable to effectuate the foregoing.

BACKGROUND

The Department develops and submits a LIHEAP Plan each year on or before September 1 to USHHS. USHHS provides a model plan to guide the format and content. The draft, upon approval by the Board on April 25, 2019, was released for public comment. The public comment period was open from May

10, 2019, to June 10, 2019, and public hearings were held at several locations around the state. Individuals representing four organizations commented on the draft. A summary of these comments with Department response is provided below.

The Previous Participation Rule (10 TAC, Chapter 1, Subchapter C, §1.302) requires a review of LIHEAP awards prior to recommendation to the Board. These LIHEAP awards are subject to this review. The review has been performed and the following entities have been recommended by EARAC for award with conditions:

Agency	Recommendation Status
Nueces County Community Action Agency (WAP and CEAP)	This award is conditioned upon Nueces County correcting all applicable issues of non-compliance identified by the previous participation review and noted in the March 15, 2019, monitoring report on or before July 18, 2019, and Nueces County must provide the Department with evidence of such correction within 30 calendar days of July 18, 2019. The PY2020 LIHEAP Contract will not be executed if Nueces County does not satisfactorily resolve the issues of non-compliance identified in the March 15, 2019, report by the deadline noted.
City of Lubbock (CEAP)	This award is conditioned upon the City of Lubbock correcting all applicable issues of non-compliance identified by the previous participation review and noted in the February 8, 2019, monitoring report on or before August 4, 2019, and the City must provide the Department with evidence of such correction within 30 calendar days of August 4, 2019. The PY2020 LIHEAP Contract will not be executed if the City does not satisfactorily resolve the issues of non-compliance identified in the February 8, 2019, monitoring report by the deadline noted.

Attachment A: Summary of Public Comment and Staff Recommendations Related to the 2020 Low Income Home Energy Assistance Program State Plan

The Department conducted public hearings on May 28, 2019, in Austin and Fort Worth; on May 29, 2019, in Odessa; and on May 30, 2019, in Houston to solicit public comment on the draft 2020 LIHEAP State Plan. A summary of the public comment and staff’s recommendations are as follows:

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMENDATION: The Department accepted public comment May 10, 2019, through June 10, 2019. Comment was received from individuals representing four organizations, including the Texas Association of Community Action Agencies (TACAA). Comments and responses are presented in the following list. Note that public comment numbers were assigned as noted to the left and used to identify commenters.

#	Commenter	Organization
1	Stella Rodriguez, Executive Director	Texas Association of Community Action Agencies (represents 31 of 37 CEAP subrecipients and 20 of 22 WAP subrecipients)
2	Sommer Harrison, Director of Weatherization	BakerRipley
3	Adan Estrada, Executive Director	Big Bend Community Action Committee, Inc.
4	Laura Ponce, Executive Director	El Paso Community Action Program-Project Bravo, Inc.

Section 1.4, Categorical Eligibility

COMMENT SUMMARY (1): Commenter states that with increasing LIHEAP funds the Department must widen the population pool to other categories of benefits allowed by the USHHS as categorically eligible. It is requested that the Temporary Assistance for Needy Families (TANF) and the Supplemental Nutrition Assistance Program (SNAP) programs should be marked ‘Yes’ as a basis upon which households could be considered categorically eligible for cooling, heating, crisis, and weatherization.

STAFF RESPONSE: Only the Supplemental Security Income and Means-tested Veterans programs are determined at the federal level, and therefore automatically meet the requirements of LIHEAP; alternatively, in Texas TANF and SNAP eligibility are determined at the state level using a different eligibility process for SNAP and TANF than LIHEAP. The Department would not have assurance that federal eligibility for LIHEAP would be met if the current state standard for SNAP and TANF were used. As a result, staff will not make any changes to the Plan.

Section 4.6, Crisis Eligibility

COMMENT SUMMARY (1): Commenter states that by responding to the question asking if there are additional eligibility requirements for crisis assistance with a ‘No’, the Plan is not consistent with §6.310 of the TAC and therefore should be marked ‘Yes’.

STAFF RESPONSE: 10 TAC §6.310 describes a number of conditions (e.g., a life threatening situation, utility disconnection, extreme weather) wherein a client who has already been determined to be eligible for CEAP assistance can receive crisis assistance. Staff does not interpret the question in Section 4.6 of the Plan to be asking about these situations or conditions that prompt crisis eligibility, but instead interprets the question to refer to household status and income eligibility requirements. Staff will not make any changes to the Plan, but appreciates the comment.

Section 5.5, Weatherization-Types of Rules

COMMENT SUMMARY (1): Commenter references the use of a priority list for LIHEAP households and requests that the Department host a meeting with LIHEAP providers to jointly design the priority list in order to ensure program issues such as varying climates/regions, housing stock, etc. are adequately addressed.

STAFF RESPONSE: In early April 2019, staff made changes to the LIHEAP Weatherization Assistance Program (WAP) priority list. On April 25, 2019, staff sent these changes in the form of a proposed priority list to the LIHEAP WAP network providing the following three opportunities to provide feedback:

- 1) Asking subrecipients to submit emailed comments by May 23, 2019. Several comments were received from the network and will be discussed and considered in the final development phase of the priority list before its implementation.
- 2) Offering the opportunity for subrecipients to attend a session entitled “Hitting Your Major Measures” during the 2019 TACAA Annual Conference in Austin, Texas on May 8, 2019, which was specifically designed to introduce, explain, and receive feedback from the LIHEAP WAP network regarding the proposed priority list. Eighteen of the 22 LIHEAP providers attended and several of them voiced their opinions and comments which were considered and responded to at that time.
- 3) Offering the opportunity for subrecipients to attend the WAP Quarterly Conference Call on May 15, 2019, wherein one of the agenda items up for discussion was the proposed priority list. Department staff encouraged attendees to voice any opinions or comments during the call and reminded attendees to submit any comments on the proposed priority list by May 23, 2019.

Staff appreciates the suggestion to hold another meeting, but at this time, due to the opportunities listed above to provide comment, the Department does not have plans to host another meeting with the network regarding the priority list in 2019. Staff will consider the feedback it already received before May 23, 2019, will update the priority list if necessary based on that feedback, and will resend the updated priority list to the network prior to it going “into effect” on January 1, 2020. The Department does not guarantee that any feedback received after May 23, 2019, will be considered for modifications to the priority list in 2019; however, such feedback will be considered in any future modifications to the priority list.

Section 5.9 and 5.10, Benefit Levels

COMMENT SUMMARY (2): Commenter requests that the LIHEAP WAP cost per unit be removed so there is no maximum benefit/expenditure per household or that the maximum cost per unit be significantly increased to allow full weatherization of homes since it is only a one-time benefit. Commenter would like to complete all weatherization measures without regard to a cost per unit.

STAFF RESPONSE: Rather than completely removing the LIHEAP WAP cost per unit ceiling, staff has determined that an increase in the cost per unit from \$6,500 to \$8,000 would be more beneficial, and will make this change in the Plan at Section 5.10 and in the 2020 LIHEAP WAP contracts.

General Comments

COMMENT SUMMARY (1): Commenter requests that the Department host an in-person meeting between Department staff and LIHEAP providers to seek solutions to redesign the CEAP and minimize administrative costs.

STAFF RESPONSE: A rewrite of the CEAP rules, which includes considerations for program redesign, is underway. Input to the staff draft, prior to a draft being presented to the Board, will be released. Additionally, a public hearing of the CEAP rules will occur during the 32-day public comment period in October 2019. Staff appreciates the request and hopes the commenter finds this suitable.

COMMENT SUMMARY (2): Commenter requests and recommends several changes to the priority list.

STAFF RESPONSE: The priority list is a separate document from the Plan. As mentioned above, comments regarding the priority list submitted after May 23, 2019, may be considered in a separate development process.

COMMENT SUMMARY (3-4): Two of the commenters indicated their support of the comments filed by TACAA (written above).

STAFF RESPONSE: Staff appreciates the feedback and recommends no change based on these comments.

2020 CEAP ALLOCATIONS

January 1, 2020 - December 31, 2020

	SUBRECIPIENT	ALLOCATION
1	Aspermont Small Business Development Center, Inc.	\$905,632
2	BakerRipley	\$16,678,934
3	Bexar County Community and Development Programs	\$8,561,777
4	Big Bend Community Action Committee, Inc.	\$1,059,763
5	Brazos Valley Community Action Programs	\$4,287,002
6	Central Texas Opportunities, Inc.	\$1,398,048
7	City of Fort Worth Neighborhood Services Department	\$6,376,055
8	City of Lubbock Community Development Department*	\$1,498,676
9	Combined Community Action, Inc.	\$945,824
10	Community Action Committee of Victoria, Texas	\$1,626,306
11	Community Action Corporation of South Texas	\$5,391,883
12	Community Action Inc. of Central Texas	\$892,786
13	Community Council of South Central Texas, Inc.	\$5,390,672
14	Community Services Northeast Texas, Inc.	\$2,780,738
15	Concho Valley Community Action Agency	\$1,775,907
16	County of Hidalgo Community Services Agency	\$6,153,817
17	Dallas County Health and Human Services	\$10,483,457
18	Economic Action Committee of the Gulf Coast	\$279,575
19	Economic Opportunities Advancement Corporation of Planning Region XI	\$3,182,245
20	El Paso Community Action Program-Project BRAVO	\$5,923,443
21	Area currently served by Galveston County Community Action Council, Inc.**	\$3,281,375
22	Greater East Texas Community Action Program	\$8,948,519
23	Hill Country Community Action Association, Inc.	\$2,215,141
24	Kleberg County Human Services	\$712,890
25	Nueces County Community Action Agency*	\$2,040,344
26	Panhandle Community Services	\$3,522,633
27	Pecos County Community Action Agency	\$695,557
28	Rolling Plains Management Corporation	\$2,909,632
29	South Plains Community Action Association, Inc.	\$1,685,769
30	South Texas Development Council	\$1,096,918
31	Texas Neighborhood Services	\$1,656,819
32	Texoma Council Of Governments	\$4,130,005
33	Travis County Health and Human Services	\$3,893,682
34	Tri-County Community Action, Inc.	\$2,114,947
35	Webb County Community Action Agency	\$1,742,630
36	West Texas Opportunities, Inc.	\$3,483,892
37	Williamson-Burnet County Opportunities, Inc.	\$899,538
	TOTAL	\$130,622,831

Note: All figures are estimates and based on 2019 allocations. Staff will proportionally revise the award amounts according to formula upon Congressional approval and receipt of grant notifications from the U.S. Department of Health and Human Services.

*The Board has placed conditions on these awards that must be met before a Contract is executed.

**EARAC has not yet made a recommendation for the area designated to receive this award. This action will be taken at a subsequent meeting. While not yet recommended for an award, the funding table of the Plan does provide for the formula derived funding to be reserved for this area of the state.

2020 LIHEAP WAP ALLOCATIONS
January 1, 2020 - December 31, 2020

	Subrecipient	Allocation
1	Alamo Area Council of Governments	\$2,135,408
2	BakerRipley	\$3,271,061
3	Big Bend Community Action Committee, Inc.	\$345,596
4	Brazos Valley Community Action Programs	\$842,075
5	City of Fort Worth Neighborhood Services Department	\$1,251,558
6	Combined Community Action, Inc.	\$544,695
7	Community Action Committee of Victoria, Texas	\$759,704
8	Community Action Corporation of South Texas	\$2,915,388
9	Community Council of South Central Texas, Inc.	\$497,051
10	Concho Valley Community Action Agency	\$450,248
11	Dallas County Health and Human Services	\$2,056,664
12	Economic Opportunités Advancement Corporation of Planning Region XI	\$714,515
13	El Paso Community Action Program-Project BRAVO	\$1,162,840
14	Greater East Texas Community Action Program	\$2,396,520
15	Hill Country Community Action Association, Inc.	\$679,214
16	Nueces County Community Action Agency*	\$401,700
17	Panhandle Community Services	\$692,248
18	Rolling Plains Management Corporation	\$1,091,164
19	South Plains Community Action Association, Inc.	\$625,724
20	Texoma Council of Governments	\$1,356,129
21	Travis County Health and Human Services	\$764,979
22	West Texas Opportunities, Inc.	\$684,655
	TOTAL	\$25,639,136

Note: All figures are estimates and based on 2019 allocations. Staff will proportionally revise the award amounts according to formula upon Congressional approval and receipt of grant notifications from the U.S. Department of Health and Human Services.

*The Board has placed conditions on these awards that must be met before a Contract is executed.

LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP)

MODEL PLAN

PUBLIC LAW 97-35, AS AMENDED

FEDERAL FISCAL YEAR 2020

GRANTEE: Texas Department of Housing and Community Affairs

EIN: 17426105429

**ADDRESS: P.O. Box 13941
Austin, Texas 78711-3941**

LIHEAP COORDINATOR: Michael DeYoung

EMAIL: michael.deyoung@tdhca.state.tx.us

TELEPHONE: (512) 475-2125 FAX: (512) 475-3935

CHECK ONE: TRIBE / TRIBAL ORGANIZATION _____ STATE X _____ INSULAR AREA _____

**Department of Health and Human Services
Administration for Children and Families
Office of Community Services
Washington, DC 20447**

August 1987, revised 05/92, 02/95, 03/96, 12/98, 11/01

OMB Approval No. 0970-0075

THE PAPERWORK REDUCTION ACT OF 1995 (Pub. L. 104-13)

Use of this model plan is optional. However, the information requested is required in order to receive a Low Income Home Energy Assistance Program (LIHEAP) grant in years in which the grantee is not permitted to file an abbreviated plan. Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, gathering and maintaining the data needed, and reviewing the collection of information. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number.

Assurances

The Texas Department of Housing and Community Affairs agrees to:

(1) use the funds available under this title to--

(A) conduct outreach activities and provide assistance to low income households in meeting their home energy costs, particularly those with the lowest incomes that pay a high proportion of household income for home energy, consistent with paragraph (5);

(B) intervene in energy crisis situations;

(C) provide low-cost residential weatherization and other cost-effective energy-related home repair; and

(D) plan, develop, and administer the State's program under this title including leveraging programs, and the State agrees not to use such funds for any purposes other than those specified in this title;

(2) make payments under this title only with respect to--

(A) households in which one or more individuals are receiving--

(i) assistance under the State program funded under part A of title IV of the Social Security Act;

(ii) supplemental security income payments under title XVI of the Social Security Act;

(iii) food stamps under the Food Stamp Act of 1977; or

(iv) payments under section 415, 521, 541, or 542 of title 38, United States Code, or under section 306 of the Veterans' and Survivors' Pension Improvement Act of 1978; or

(B) households with incomes which do not exceed an amount equal to 150 percent of the poverty level for such State; or

(i) an amount equal to 60 percent of the State median income;

except that a State may not exclude a household from eligibility in a Federal fiscal year solely on the basis of household income if such income is less than 110 percent of the poverty level for such State, but the State may give priority to those households with the highest home energy costs or needs in relation to household income.

(3) conduct outreach activities designed to assure that eligible households, especially households with elderly individuals or disabled individuals, or both, and households with high home energy burdens, are made aware of the assistance available under this title, and any similar energy-related assistance available under subtitle B of title VI (relating to community services block grant program) or under any other provision of law which carries out programs which were administered under the Economic Opportunity Act of 1964 before the date of the enactment of this Act;

(4) coordinate its activities under this title with similar and related programs administered by the Federal Government and such State, particularly low-income energy-related programs under subtitle

B of title VI (relating to community services block grant program), under the supplemental security income program, under part A of title IV of the Social Security Act, under title XX of the Social Security Act, under the low-income weatherization assistance program under title IV of the Energy Conservation and Production Act, or under any other provision of law which carries out programs which were administered under the Economic Opportunity Act of 1964 before the date of the enactment of this Act;

(5) provide, in a timely manner, that the highest level of assistance will be furnished to those households which have the lowest incomes and the highest energy costs or needs in relation to income, taking into account family size, except that the State may not differentiate in implementing this section between the households described in clauses 2(A) and 2(B) of this subsection;

(6) to the extent it is necessary to designate local administrative agencies in order to carry out the purposes of this title, to give special consideration, in the designation of such agencies, to any local public or private nonprofit agency which was receiving Federal funds under any low-income energy assistance program or weatherization program under the Economic Opportunity Act of 1964 or any other provision of law on the day before the date of the enactment of this Act, except that--

(A) the State shall, before giving such special consideration, determine that the agency involved meets program and fiscal requirements established by the State; and

(B) if there is no such agency because of any change in the assistance furnished to programs for economically disadvantaged persons, then the State shall give special consideration in the designation of local administrative agencies to any successor agency which is operated in substantially the same manner as the predecessor agency which did receive funds for the Federal fiscal year preceding the Federal fiscal year for which the determination is made;

(7) if the State chooses to pay home energy suppliers directly, establish procedures to--

(A) notify each participating household of the amount of assistance paid on its behalf;

(B) assure that the home energy supplier will charge the eligible household, in the normal billing process, the difference between the actual cost of the home energy and the amount of the payment made by the State under this title;

(C) assure that the home energy supplier will provide assurances that any agreement entered into with a home energy supplier under this paragraph will contain provisions to assure that no household receiving assistance under this title will be treated adversely because of such assistance under applicable provisions of State law or public regulatory requirements; and

(D) ensure that the provision of vendor payments remains at the option of the State in consultation with local grantees and may be contingent on unregulated vendors taking appropriate measures to alleviate the energy burdens of eligible households, including providing for agreements between suppliers and individuals eligible for benefits under this Act that seek to reduce home energy costs, minimize the risks of home energy crisis, and encourage regular payments by individuals receiving financial assistance for home energy costs;

(8) provide assurances that--

(A) the State will not exclude households described in clause (2)(B) of this subsection from receiving home energy assistance benefits under clause (2), and

(B) the State will treat owners and renters equitably under the program assisted under this title;

(9) provide that--

(A) the State may use for planning and administering the use of funds under this title an amount not to exceed 10 percent of the funds payable to such State under this title for a Federal fiscal year; and

(B) the State will pay from non-Federal sources the remaining costs of planning and administering the program assisted under this title and will not use Federal funds for such remaining cost (except for the costs of the activities described in paragraph (16));

(10) provide that such fiscal control and fund accounting procedures will be established as may be necessary to assure the proper disbursement of and accounting for Federal funds paid to the State under this title, including procedures for monitoring the assistance provided under this title, and provide that the State will comply with the provisions of chapter 75 of title 31, United States Code (commonly known as the "Single Audit Act");

(11) permit and cooperate with Federal investigations undertaken in accordance with section 2608;

(12) provide for timely and meaningful public participation in the development of the plan described in subsection (c);

(13) provide an opportunity for a fair administrative hearing to individuals whose claims for assistance under the plan described in subsection (c) are denied or are not acted upon with reasonable promptness; and

(14) cooperate with the Secretary with respect to data collecting and reporting under section 2610.

(15) beginning in Federal fiscal year 1992, provide, in addition to such services as may be offered by State Departments of Public Welfare at the local level, outreach and intake functions for crisis situations and heating and cooling assistance that is administered by additional State and local governmental entities or community-based organizations (such as community action agencies, area agencies on aging and not-for-profit neighborhood-based organizations), and in States where such organizations do not administer functions as of September 30, 1991, preference in awarding grants or contracts for intake services shall be provided to those agencies that administer the low-income weatherization or energy crisis intervention programs.

* This assurance is applicable only to States, and to territories whose annual regular LIHEAP allotments exceed \$200,000. Neither territories with annual allotments of \$200,000 or less nor Indian tribes/tribal organizations are subject to Assurance 15.

(16) use up to 5 percent of such funds, at its option, to provide services that encourage and enable households to reduce their home energy needs and thereby the need for energy assistance, including needs assessments, counseling, and assistance with energy vendors, and report to the Secretary

concerning the impact of such activities on the number of households served, the level of direct benefits provided to those households, and the number of households that remain unserved.

Certification to the Assurances: As Chief Executive Officer, I agree to comply with the sixteen assurances contained in Title XXVI of the Omnibus Budget Reconciliation Act of 1981, as amended. By signing these assurances, I also agree to abide by the standard assurances on lobbying, debarment and suspension, and a drug-free workplace.

Signature of the Tribal or Board Chairperson or Chief Executive Officer of the State or Territory.

Signature: _____

Title: Acting Director, Texas Department of Housing and Community Affairs

Date: August, 2019

The Governor of Texas has delegated the responsibility of signing this document to the Executive Director of the Texas Department of Housing and Community Affairs. A copy of the letter is attached.

The EIN (Entity Identification Number) of the Texas Department of Housing & Community Affairs, which receives the grant funds, appears on the cover of this application.

In the above assurances which are quoted from the law, "State" means the 50 States, the District of Columbia, an Indian Tribe or Tribal Organization, or a Territory; "title" of the Act refers to Title XXVI of the Omnibus Budget Reconciliation Act of 1981 (OBRA), as amended, the "Low Income Home Energy Assistance Act"; "section" means Section 2605 of OBRA; and, "subsection" refers to Section 2605(b) of OBRA.

Section 1¹

Program Components, 2605(a), 2605(b)(1) – Assurance 1, 2605(c)(1)(C)

1.1 Check which components you will operate under the LIHEAP program. (Note: You must provide information for each component designated here as requested elsewhere in this plan.)

	<u>Dates of Operation²</u>		
<input checked="" type="checkbox"/>	Heating assistance	Start date: 10/01/2019	End date: 09/30/2021
<input checked="" type="checkbox"/>	Cooling assistance	Start date: 10/01/2019	End date: 09/30/2021
<input checked="" type="checkbox"/>	Crisis assistance	Start date: 10/01/2019	End date: 09/30/2021
<input checked="" type="checkbox"/>	Weatherization assistance	Start date: 10/01/2019	End date: 09/30/2021

Estimated Funding Allocation, 2604(c), 2605(k)(1), 2605(b)(9), 2605(b)(16) – Assurances 9 and 16

1.2 Estimate what amount of available LIHEAP funds will be used for each component that you will operate: **The total of all percentages must add up to 100%**

10% heating assistance

40% cooling assistance

25% crisis assistance

Up to 15% weatherization assistance³

0% carryover to the following Federal fiscal year

10% administrative and planning costs

0% services to reduce home energy needs including needs assessment (Assurance 16)

0% used to develop and implement leveraging activities

100% **TOTAL**

¹ Capitalized terms are defined in Title 10, Chapters 1, 2, or 6 (as applicable) of the Texas Administrative Code or by federal law.

² Dates of operation signify periods in which we most expect seasonal usage. Identification of these periods does not limit the payment of assistance on any “seasonal” basis.

³ If 15% is not used for weatherization assistance, the balance will be added to heating, cooling, or crisis assistance as needed.

Alternate Use of Crisis Assistance Funds, 2605(c)(1)(C)

1.3 The funds reserved for winter crisis assistance that have not been expended by March 15 will be reprogrammed to:

- Heating assistance
- Weatherization assistance
- Cooling assistance
- Other (specify): funds are utilized for all eligible components

Categorical Eligibility, 2605(b)(2)(A) – Assurance 2, 2605(c)(1)(A), 2605(b)(8A) – Assurance 8

1.4 Do you consider households categorically eligible if one household member receives one of the following categories of benefits in the left column below? Yes No

Program	Cooling	Heating	Crisis	Weatherization
Temporary Assistance for Needy Families	No	No	No	No
Supplemental Security Income	Yes	Yes	Yes	Yes
Supplemental Nutrition Assistance Program	No	No	No	No
Means-tested Veterans Programs	Yes	Yes	Yes	Yes

1.5 Do you automatically enroll households without a direct annual application?
 Yes No

1.6 How do you ensure there is no difference in the treatment of categorically eligible households from those not receiving other public assistance when determining eligibility and benefit amounts?

Texas provides Categorical Eligibility for SSI and Means-Tested Veterans Programs into its program. State rules have a provision that there is to be no difference in the treatment of Categorically Eligible Households. The Department has a system for persons to submit complaints, and the monitoring reviews would also note any differences in treatment of persons that are or are not Categorically Eligible.

SNAP Nominal Payments

1.7 Do you allocate LIHEAP funds toward a nominal payment for SNAP households? If you answered “yes” to question 1.71 you must provide a response to 1.7b, 1.7c, 1.7d.

a. Yes No

b. Amount of Nominal Assistance: \$ ___ NA _____

c. Frequency of Assistance:

Once per year

Once every five years

Other (describe): _____ NA _____

d. How do you confirm that the household receiving a nominal payment has an energy cost or need?

Determination of Eligibility – Countable Income

1.8 In determining a household's income eligibility for LIHEAP, do you use gross income or net income?

- Gross Income (except for self-employment or farm income or gambling/lottery winnings)⁴
 Net Income

1.9. Select all of the applicable forms of countable income used to determine a household's income eligibility for LIHEAP.

- Wages (except as prohibited by the Workforce Investment Act of 1998)
 Self-employment income
 Contract income
 Payments from mortgage or sales contracts
 Unemployment Insurance
 Strike pay
 Social Security Administration (SSA) benefits
 Including Medicare deduction Excluding Medicare deduction
 Supplemental Security Income (SSI)
 Retirement / pension benefits
 General Assistance benefits (except as excluded by federal law or 10 TAC §6.4-)
 Temporary Assistance for Needy Families (TANF) benefits (except for one-time payments)
 Supplemental Nutrition Assistance Program (SNAP) benefits
 Women, Infants, and Children Supplemental Nutrition Program (WIC) benefits
 Loans that need to be repaid
 Cash gifts
 Savings account balance
 One-time lump-sum payments, such as rebates/credits, refund deposits, etc.
 Jury duty compensation
 Rental income
 Income from employment through Workforce Investment Act (WIA)
 Income from work study programs
 Alimony
 Child support
 Interest, dividends, or royalties
 Commissions
 Legal settlements
 Insurance payments made directly to the insured
 Insurance payments made specifically for the repayment of a bill, debt, or estimate
 Veterans Administration (VA) benefits (except for 38 USC 1315, 1521, 1541, 1542)
 Earned income of a child under the age of 18
 Balance of retirement, pension, or annuity accounts where funds cannot be withdrawn without a penalty.
 Income tax refunds
 Stipends from senior companion programs, such as VISTA
 Funds received by household for the care of a foster child
 AmeriCorps Program payments for living allowances, earnings, and in-kind aid.
 Reimbursements (for mileage, gas, lodging, meals, etc.)
 Other Any item not excluded in 10 TAC §6.4 or by other federal law

⁴ Exceptions on use of net income are provided for in 10 TAC §6.4.

Section 2 - HEATING ASSISTANCE

Eligibility, 2605(b)(2) – Assurance 2

2.1 Designate the income eligibility threshold used for the heating component:

<i>Household Size</i>	<i>Eligibility Guidelines</i>	<i>Eligibility Threshold</i>
All Household Sizes	USHHS Poverty Guidelines	150%
All Household Sizes	State Median Income	60% ⁵

2.2 Do you have additional eligibility requirements for **HEATING ASSISTANCE**?

Yes No ⁶

2.3 Check the appropriate boxes below and describe the policies for each.

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| ● Do you require an assets test? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Do you have additional/differing eligibility policies for: | | |
| ● Renters? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Renters living in subsidized housing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Renters with utilities included in the rent? ⁷ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Do you give priority in eligibility to: | | |
| ● Elderly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Disabled? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Young children? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Households with high energy burdens? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Other? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Households with high energy consumption | | |

Determination of Benefits, 2605(b)(5) – Assurance 5, 2605(c)(1)(B)

⁵ In the county of a major disaster or emergency designated by the Secretary of the Department of Health and Human Services or by the President under the Disaster Relief Act of 1974, Texas will use the highest of 150% of the poverty guidelines or 60% of the State's median income (SMI). The State may also use this flexibility to set poverty guidelines in a local crisis as defined by the Department's Executive Director. Texas will communicate this designation to affected Subrecipients through email and by website posting. Subrecipients must receive prior written approval before using 60% SMI. Place based assistance must be performed in the county, but person based assistance for those displaced by a disaster or emergency may be in other counties.

⁶ 10 TAC §6.307(e) states: "A Dwelling Unit cannot be served if the meter is utilized by another Household that is not part of the application for assistance. In instances where separate structures share a meter and the applicant is otherwise eligible for assistance, Subrecipient must provide services if: (1) the members of the separate structures that share a meter meet the definition of a Household per §6.2 of this Chapter (relating to Definitions); (2) the members of the separate structures that share a meter submit one application as one Household; and (3) all persons and applicable income from each structure are counted when determining eligibility."

⁷ Per 10 TAC §6.309(h)(9), Subrecipient may make payments to landlords on behalf of eligible renters who pay their utility and/or fuel bills indirectly. Subrecipient shall notify each participating household of the amount of assistance paid on its behalf. Subrecipient shall document this notification. Subrecipient shall maintain proof of utility or fuel bill payment. Subrecipient shall ensure that amount of assistance paid on behalf of customer is deducted from customer's rent.

2.4 Describe how you prioritize the provision of heating assistance to vulnerable households, e.g., benefit amounts, application period, etc.

Subrecipients use a rating system which determines priority based on persons in Households who are particularly vulnerable such as the Elderly, Persons with Disabilities, Households with Young Children, Households with High Energy Burden, and Households with High Energy Consumption. Benefit amounts are determined on a sliding scale based on the Household's income. The number of benefit payments is based on the presence of a vulnerable member such as the Elderly, Persons with Disabilities, and Households with Young Children. The maximum benefit amount is determined per program year based on Household need, is split between heating and cooling assistance, and is not required to be applied equally to heating and cooling costs.

2.5 Check the variables you use to determine your benefit levels. (Check all that apply):

- Income
- Family (household) size
- Home energy cost or need:
 - Fuel type
 - Climate/region
 - Individual bill
 - Dwelling type
 - Energy burden (% of income spent on home energy)
 - Energy need
 - Other (Describe: Alternative Billing Method)

Other Description: Other - Utility assistance payment can be based on the previous twelve (12) month's home energy consumption history or, if this data is unavailable, payments may be based on payments of the current program year's bill or utilize an alternative billing method (ABM) for clients with incomplete billing histories. The Department recommends an alternative billing method where the subrecipient determines the average consumption amount (kWh, therms, MCF, gallons, etc.) per month, for each household size and type based on a minimum sample size of 30 files that contain complete billing histories. Subrecipients can propose other types of ABMs. The ABM proposed by the subrecipient must be approved by the Department prior to utilization.

The amount of benefit/assistance that an applicant is eligible for is based on their level of household income. Per 10 TAC §6.309(e), Households with incomes 0-50% of Federal Poverty Income Guidelines (FPIG) have a maximum of \$1,200 for the Utility Payment Assistance Component and the Household Crisis Component; Households with incomes at 51%-75% FPIG have a maximum of \$1,100 per Component; Households with incomes 76%-150% FPIG have a maximum of \$1,000 per Component; and there is a maximum of up to \$3,000 for Service and Repair of heating and cooling units. The maximum total eligible assistance is \$5,400.

Benefit Levels, 2605(b)(5) – Assurance 5, 2605(c)(1)(B)

2.6 Describe estimated benefit levels for FY 2020:

\$1 Minimum benefit \$5,400 Maximum benefit

Note: Households are eligible for \$1,200 under utility assistance component and \$1,200 under Household Crisis Component. Non-vulnerable population households may be eligible for an additional \$3,000 for service and repair of existing heating and cooling units when the county is experiencing Extreme Weather Conditions. Vulnerable Population Households, regardless of weather conditions, that include at least one member that is Elderly, Disabled, or a Child age 5 or younger, may receive service and repair of existing heating and cooling units not to exceed \$3,000 or a portable air conditioning/evaporative coolers and heating units (portable electric heaters are allowable only as a last resort) regardless of weather conditions. If any component of the heating or cooling, or heating and cooling system cannot be repaired using parts, Subrecipients can replace the component in order to repair the heating or cooling, or heating and cooling system under the Household Crisis component.

The State of Texas does not have a minimum benefit amount. The amount of benefit/assistance indicates \$1.00, because the OLDC system requires that a figure be inserted in the minimum amount.

The amount of benefit/assistance that an applicant is eligible for is based on their level of household income. Households with incomes 0-50% of Federal Poverty Income Guidelines (FPIG) have a maximum of \$1,200 for the Utility Payment Assistance Component and the Household Crisis Component, incomes at 51%-75% FPIG up to \$1,100 per Component; incomes 76%-150% FPIG up to \$1,000 per Component; and up to \$3,000 for Service and Repair of heating and cooling units. The maximum total eligible assistance is \$5,400.

The maximum benefit amount per household is \$5,400 per program year and could be reached if a household received up to \$1,200 in Crisis Assistance, \$1,200 in Utility Assistance, and a \$3,000 repair or replacement of a heating or cooling unit or crisis-related purchase of portable heating and cooling units (the later limited to periods when the county is experiencing Extreme Weather Conditions). Vulnerable Households that include at least one member that is Elderly, Disabled, or a Child age 5 or younger, may receive service and repair of existing heating and cooling units not to exceed \$3,000 or a portable air conditioning/evaporative coolers and heating units (portable electric heaters are allowable only as a last resort) regardless of weather conditions.

2.7 Do you provide in-kind (e.g., blankets, space heaters) and/or other forms of benefits?

Yes No -- If yes, describe.

Under energy crisis, a non-vulnerable Household may receive service and repair of existing heating and cooling units not to exceed \$3,000 when the county is experiencing Extreme Weather Conditions. Vulnerable Households that include at least one member that is Elderly, Disabled, or a Child age 5 or younger, may receive service and repair of existing heating and cooling units not to exceed \$3,000 or a portable air conditioning/evaporative coolers and heating units (portable electric heaters are allowable only as a last resort) regardless of weather conditions.

Eligible Households may receive temporary shelter not to exceed the annual household expenditure limit for the duration of the contract period in the limited instances when natural disasters result in energy supply shortages or other energy-related emergencies. Eligible Households may receive emergency deliveries of fuel up to 250 gallons per crisis per Household, at the prevailing price. This benefit may include coverage for tank pressure testing. When natural disasters result in energy supply shortages or other energy-related emergencies, LIHEAP will allow home energy related expenditures as described in 10 TAC §6.310 (e), which include blankets, fans, air conditioners, and generators.

Section 3: COOLING ASSISTANCE

Eligibility, 2605(c)(1)(A), 2605(b)(2) – Assurance 2

3.1 Designate the income eligibility threshold used for the cooling component:

#	Household Size	Eligibility Guidelines	Eligibility Threshold
1	All Household Sizes	USHHS Poverty Guidelines	150%
2	All Household Sizes	State Median Income	60% ⁸

3.2 Do you have additional eligibility requirements for **COOLING ASSISTANCE**

Yes No

3.3 Check the appropriate boxes below and describe the policies for each.

- | | <u>Yes</u> | <u>No</u> |
|--|-------------------------------------|-------------------------------------|
| ● Do you require an assets test? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Do you have additional/differing eligibility policies for: | | |
| ● Renters? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Renters living in subsidized housing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Renters with utilities included in the rent? ⁹ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Do you give priority in eligibility to: | | |
| ● Elderly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Disabled? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Young children? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Households with high energy burdens? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Other?
Households with high energy consumption | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

3.3 Check the appropriate boxes below and describe the policies for each.

Explanations of policies for each “yes” checked above:

⁸ In the county of a major disaster or emergency designated by the Secretary of the Department of Health and Human Services or by the President under the Disaster Relief Act of 1974, Texas will use the highest of 150% of the poverty guidelines or 60% of the State’s median income. Texas may also use this flexibility to set poverty guidelines in a local crisis as defined by the Department’s Executive Director. The State will communicate this designation to affected Subrecipients through email and by website posting. Subrecipients must receive prior written approval before using 60% SMI. Place based assistance must be performed in the county, but person based assistance for those displaced by a disaster or emergency may be in other counties.

⁹ Per 10 TAC §6.309(h)(9), Subrecipient may make payments to landlords on behalf of eligible renters who pay their utility and/or fuel bills indirectly. Subrecipient shall notify each participating household of the amount of assistance paid on its behalf. Subrecipient shall document this notification. Subrecipient shall maintain proof of utility or fuel bill payment. Subrecipient shall ensure that amount of assistance paid on behalf of customer is deducted from customer’s rent.

10 TAC §6.307(d) states “Subrecipients must establish a written procedure to serve Households that have a Vulnerable Population Household member, Households with High Energy Burden, and Households with High Energy Consumption. High Energy Burden shall be the highest rated item in sliding scale priority determinations. The Subrecipient must maintain documentation of the use of the criteria.”

Priority must be given to Elderly, Disabled, Households with Young Children, and Households with High Energy Burden and High Energy Consumption.

3.4 Describe how you prioritize the provision of cooling assistance to vulnerable households, e.g., benefit amounts, application periods, etc.

Subrecipients use a rating system which determines priority based on persons in Households who are particularly vulnerable such as the Elderly, Persons with Disabilities, Families with Young Children, Households with High Energy Burden, and Households with High Energy Consumption. Benefit amounts are determined on a sliding scale based on the Household’s income. The number of benefit payments is based on the presence of a vulnerable member such as the Elderly, Persons with Disabilities, and Households with Young Children. The maximum benefit amount is determined per-program year based on Household need, is split between heating and cooling assistance, and is not required to be applied equally to heating and cooling costs.

Determination of Benefits, 2605(b)(5) – Assurance 5, 2605(c)(1)(B)

3.5 Check the variables you use to determine your benefit levels. (Check all that apply):

- Income
- Family (household) size
- Home energy cost or need
 - Fuel type
 - Climate/region
 - Individual bill
 - Dwelling type
 - Energy burden (% of income spent on home energy)
 - Energy need
 - Other (describe)

Benefit Levels, 2605(b)(5) – Assurance 5, 2605(c)(1)(B)

3.6 Describe benefit levels:

\$1 Minimum benefit \$5,400 Maximum benefit

Note: Households are eligible for \$1,200 under utility assistance component and \$1,200 under Household Crisis Component. Non-vulnerable population households may be eligible for an additional \$3,000 for service and repair of existing heating and cooling units when the county is experiencing Extreme Weather Conditions. Vulnerable Population Households, regardless of weather conditions, that include at least one member that is Elderly, Disabled, or a Child age 5 or younger, may receive service and repair of existing heating and cooling units not to exceed \$3,000

or a portable air conditioning/evaporative coolers and heating units (portable electric heaters are allowable only as a last resort) regardless of weather conditions . If any component of the heating or cooling, or heating and cooling system cannot be repaired using parts, Subrecipients can replace the component in order to repair the heating or cooling, or heating and cooling system under the Household Crisis component.

The State of Texas does not have a minimum benefit amount. The amount of benefit/assistance indicates \$1.00, because the OLDC system requires that a figure be inserted in the minimum amount.

The amount of benefit/assistance that an applicant is eligible for is based on their level of household income. Households with incomes at 0-50% of Federal Poverty Income Guidelines (FPIG) have a maximum of \$1,200 for the Utility Payment Assistance Component and the Household Crisis Component; Households with incomes at 51%-75% FPIG have a maximum of \$1,100 per Component; Households with incomes 76%-150% FPIG have a maximum of \$1,000 per Component; and there is a maximum of up to \$3,000 for Service and Repair of heating and cooling units. The maximum total eligible assistance is \$5,400.

The maximum benefit amount per household is \$5,400 per program year and could be reached if a household received up to \$1,200 in Crisis Assistance, \$1,200 in Utility Assistance, and a \$3,000 repair or replacement of a heating or cooling unit or crisis-related purchase of portable heating and cooling units (the latter limited to periods when the county is experiencing Extreme Weather Conditions). Vulnerable Households that include at least one member that is Elderly, Disabled, or a Child age 5 or younger, may receive service and repair of existing heating and cooling units not to exceed \$3,000 or a portable air conditioning/evaporative coolers and heating units (portable electric heaters are allowable only as a last resort) regardless of weather conditions.

3.7 Do you provide in-kind (e.g., fans, air conditioners) and/or other forms of benefits?

Yes No -- If yes, describe.

Under energy crisis, a non-vulnerable Household may receive service and repair of existing heating and cooling units not to exceed \$3,000 when the county is experiencing Extreme Weather Conditions. Vulnerable Households that include at least one member that is Elderly, Disabled, or a Child age 5 or younger, may receive service and repair of existing heating and cooling units not to exceed \$3,000 or a portable air conditioning/evaporative coolers and heating units (portable electric heaters are allowable only as a last resort) regardless of weather conditions.

Eligible Households may receive temporary shelter not to exceed the annual household expenditure limit for the duration of the contract period in the limited instances when natural disasters result in energy supply shortages or other energy-related emergencies. Eligible Households may receive emergency deliveries of fuel up to 250 gallons per crisis per Household, at the prevailing price. This benefit may include coverage for tank pressure testing. When natural disasters result in energy supply shortages or other energy-related emergencies, LIHEAP will allow home energy related expenditures as described in 10 TAC §6.310 (e), which include blankets, fans, air conditioners, and generators.

Repair of existing heating and cooling units, purchase of portable heating/cooling units: Only as a result of natural disasters, provision of temporary shelter, blankets, fans, costs for certain transportation, air conditioners, and generators is allowed under conditions specified in 10 TAC §6.309 and §6.310.

Section 4: CRISIS ASSISTANCE,

Eligibility - 2604(c), 2605(c)(1)(A)

4.1 Designate the income eligibility threshold used for the crisis component:

#	Household Size	Eligibility Guidelines	Eligibility Threshold
1	All Household Sizes	USHHS Poverty Guidelines	150%
2	All Household Sizes	State Median Income	60% ¹⁰

4.2 Provide your LIHEAP program’s definition for determining a crisis.

A bona fide Household Crisis exists when extraordinary events or situations resulting from extreme weather conditions and/or fuel supply shortages have depleted or will deplete Household financial resources and/or have created problems in meeting basic Household expenses, particularly bills for energy so as to constitute a threat to the well-being of the Household, particularly Vulnerable Population Households (the Elderly, Persons with Disabilities, or Children age 5 and younger). A utility disconnection notice may constitute a Household energy crisis.

4.3 What constitutes a life-threatening crisis?

A life threatening crisis exists when at least one person in the applicant Household would be adversely affected without the Subrecipient's utility assistance, because there is a shut-off notice or a delivered fuel source is below a ten (10) day supply (by customer report) to the degree that, in the opinion of a reasonable person, the effect could cause loss of life. Examples of life-sustaining equipment include, but are not limited to, kidney dialysis machines, oxygen concentrators, cardiac monitors, and in some cases heating and air conditioning when ambient temperature control is prescribed by a medical professional. Documentation must not be requested about the medical condition of the applicant/customer but must state that such a device is required in the Dwelling Unit to sustain life.

Per 10 TAC §6.310 (f): Time Limits for Assistance. Subrecipients shall ensure that for customers who have already lost service or are in immediate danger of losing service, some form of assistance to resolve the crisis shall be provided within a 48-hour time limit (18 hours in life-threatening situations). The time limit commences upon completion of the application process. The application process is considered to be complete when an agency representative accepts an application, and completes the eligibility process.

Per 10 TAC §6.310(g): Subrecipients must maintain written documentation in customer files showing the crises resolved within appropriate timeframes. Subrecipients must maintain documentation in customer files showing that a utility bill used as evidence of a crisis was received by the Subrecipient during the effective contract term. The Department may disallow improperly documented expenditures.

¹⁰ In the county of a major disaster or emergency designated by the Secretary of the Department of Health and Human Services or by the President under the Disaster Relief Act of 1974, Texas will use the highest of 150% of the poverty guidelines or 60% of the State’s median income (“SMI”). Texas may also use this flexibility to set poverty guidelines in a local crisis as defined by the Department’s Executive Director. Texas will communicate this designation to affected Subrecipients through email and by website posting. Subrecipients must receive prior written approval before using 60% SMI. Place based assistance must be performed in the county, but person based assistance for those displaced by a disaster or emergency may be in other counties.

Acceptable means of intervention would be entering into an agreement with the vendor to accept a pledge and continue service or in cases where the vendor requires other payment arrangements, arrangements can be made. Crisis assistance, whether for utility payment assistance, disconnection notice, life threatening crisis, temporary shelter, emergency fuel deliveries, assistance related to natural disasters shall be considered part of the total maximum Household allowable assistance. Service and repair or purchase of heating or cooling, or heating and cooling units for up to \$3,000 will not be counted towards the total maximum Household allowable assistance under the utility assistance and crisis components

Crisis Requirements, 2604(c)

4.4 Within how many hours do you provide an intervention that will resolve the energy crisis for eligible households? 48 Hours

4.5 Within how many hours do you provide an intervention that will resolve the energy crisis for eligible households in life-threatening situations? 18 Hours¹¹

Crisis Eligibility, 2605(c)(1)(A)?

4.6 Do you have additional eligibility requirements for **CRISIS ASSISTANCE?**

Yes No

4.7 Check the appropriate boxes below and describe the policies for each.

- | | <u>Yes</u> | <u>No</u> |
|--|-------------------------------------|-------------------------------------|
| ● Do you require an assets test? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Do you give priority in eligibility to: | | |
| ● Elderly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Disabled? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Young children? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Households with high energy burdens? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ● Other? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Households with high energy consumption | | |
| ● In order to receive crisis assistance: ¹² | | |
| ● Must the household have received a shut-off notice or have a near empty tank? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Must the household have been shut off or have an empty tank? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Must the household have exhausted their regular heating benefit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ● Must renters with heating costs included in their rent have received an eviction notice? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

¹¹ Pursuant to §2604(c)(2) of the LIHEAP Statute, the Department provides “some form of assistance that will resolve the energy crisis” not later than 18 hours after a household applies for crisis benefits if such household is eligible to receive such benefits and is in a life-threatening situation.

¹² The program has different requirements depending on whether the household contains a member of a priority group.

- Must heating/cooling be medically necessary?
- Must the household have non-working heating or cooling equipment?
- Other?

● Do you have additional/differing eligibility policies for:

- Renters?
- Renters living in subsidized housing?
- Renters with utilities included in the rent? ¹³

Determination of Benefits

4.8 How do you handle crisis situations?

- Separate component
- Fast Track
- Other

4.9 If you have a separate component, how do you determine crisis assistance benefits?

- Amount to resolve crisis, up to a maximum of \$1200
- Other
Heating and cooling equipment repair or replace up to \$3,000

Crisis Requirements, 2604(c)

4.10 Do you accept applications for energy crisis assistance at sites that are geographically accessible to all households in the area to be served?

- Yes No

Explain: 10 TAC §6.313(d): “Subrecipients shall accept applications at sites that are geographically and physically accessible to all Households requesting assistance. If Subrecipient's office is not accessible, Subrecipient shall make reasonable accommodations to ensure that all Households can apply for assistance.”

4.11 Do you provide individuals who have physical disabilities the means to:

- Submit applications for crisis benefits without leaving their homes?
 Yes No If no, explain.

¹³ Per 10 TAC §6.309(h)(9), Subrecipient may make payments to landlords on behalf of eligible renters who pay their utility and/or fuel bills indirectly. Subrecipient shall notify each participating household of the amount of assistance paid on its behalf. Subrecipient shall document this notification. Subrecipient shall maintain proof of utility or fuel bill payment. Subrecipient shall ensure that amount of assistance paid on behalf of customer is deducted from client's rent.

Applications can be mailed in. In some cases, applications may be completed online or the organization will go to the applicant's home to take the application.

■ Travel to the sites at which applications for crisis assistance are accepted?
 Yes No If yes, explain.

If you answered "No" to both questions 4.11, please explain alternative means of intake to those who are homebound or physically disabled.

Benefit Levels, 2605(c)(1)(B)

4.12 Indicate the maximum benefit for each type of crisis assistance offered.

Winter Crisis \$ 0 maximum benefit

Summer Crisis \$ 0 maximum benefit

Year-round Crisis \$1200 maximum benefit

4.13 Do you provide in-kind (e.g., blankets, space heaters, fans) and/or other forms of benefits?
 Yes No If yes, describe.

Under energy crisis, a non-vulnerable Household may receive service and repair of existing heating and cooling units not to exceed \$3,000 when the county is experiencing Extreme Weather Conditions. Vulnerable Households that include at least one member that is Elderly, Disabled, or a Child age 5 or younger, may receive service and repair of existing heating and cooling units not to exceed \$3,000 or a portable air conditioning/evaporative coolers and heating units (portable electric heaters are allowable only as a last resort) regardless of weather conditions.

Eligible Households may receive temporary shelter not to exceed the annual household expenditure limit for the duration of the contract period in the limited instances when natural disasters result in energy supply shortages or other energy-related emergencies. Eligible Households may receive emergency deliveries of fuel up to 250 gallons per crisis per Household, at the prevailing price. This benefit may include coverage for tank pressure testing. When natural disasters result in energy supply shortages or other energy-related emergencies, LIHEAP will allow home energy related expenditures as described in 10 TAC §6.310(e).

Repair of existing heating and cooling units, purchase of portable heating/cooling units. Only as a result of natural disasters, provision of temporary shelter, blankets, fans, costs for certain transportation, air conditioners, and generators is allowed under conditions specified in 10 TAC §6.309 and §6.310.

4.14 Do you provide for equipment repair or replacement using crisis funds?
 Yes No

4.15 Check appropriate boxes below to indicate type(s) of assistance provided:

Type of Assistance	Winter Crisis	Summer Crisis	Year-round Crisis
Heating system repair			X
Heating system replacement (only components of a central HVAC system)			X
Cooling system repair			X
Cooling system replacement (only components of a central HVAC system)			X
Wood stove purchase			
Pellet stove purchase			
Solar panel(s)			
Utility poles / Gas line hook-ups			
Other (Specify): For Households which include a member of a Vulnerable Population, service and repair or purchase of portable heating and cooling units can be provided if a system is non-existent up to \$3000. For Households who do not have a member of a Vulnerable Population, such assistance is limited to times when the county is experiencing Extreme Weather Conditions.			X

4.16 Do any of the utility vendors you work with enforce a winter moratorium on shut offs? If you respond "Yes" to question 4.16, you must respond to question 4.17. Yes No

4.17 Describe the terms of the moratorium and any special dispensation received by LIHEAP clients during or after the moratorium period.

Specific to energy assistance clients, §25.483(i) of the Texas Public Utilities Commission rules provides that a Retail Electric Provider (REP) shall not authorize a disconnection for nonpayment of electric service to a delinquent residential customer for a billing period in which the REP receives a pledge, letter of intent, purchase order, or other notification that the energy assistance provider is forwarding sufficient payment to continue service provided that such pledge, letter of intent, purchase order, or other notification is received by the due date stated on the disconnection notice, and the customer, by the due date on the disconnection notice, either pays or makes payment arrangements to pay any outstanding debt not covered by the energy assistance provider. Additionally, the rule provides that if an energy assistance provider has requested monthly usage data pursuant to §25.472(b)(4) (relating to Privacy of Customer Information), the REP shall extend the final due date on the disconnection notice, day for day, from the date the usage data was requested until it is provided; and that a REP shall allow at least 45 days for an energy assistance provider to honor a pledge, letter of intent, purchase order, or other notification before submitting the disconnection request to the TDU.

There are protections for several other categories of clients and situations applicable to LIHEAP clients served:

§25.483(g) provides that a REP shall not authorize a disconnection for nonpayment of electric service at a permanent, individually metered dwelling unit of a delinquent Critical Care Residential Customer when that customer establishes that disconnection of service will cause some person at that residence to become seriously ill or more seriously ill.

§25.483(h) provides that a REP shall not authorize a disconnection for nonpayment of electric service at a permanent, individually metered dwelling unit of a delinquent customer when that customer has been designated as a Chronic Condition Residential Customer pursuant to 25.497 with noted rule exceptions.

§25.483(j) provides that a REP shall not authorize a disconnection for nonpayment of electric service for any customer in a county in which an extreme weather emergency occurs. A REP shall offer residential customers a deferred payment plan upon request by the customer that complies with the requirements of 25.480 (relating to Bill Payment and Adjustments) for bills that become due during the weather emergency. The term “extreme weather emergency” shall mean a day when:

(A) the previous day’s highest temperature did not exceed 32 degrees Fahrenheit, and the temperature is predicted to remain at or below that level for the next 24 hours anywhere in the county, according to the nearest National Weather Service (NWS) reports; or

(B) the NWS issues a heat advisory for a county, or when such advisory has been issued on any one of the preceding two calendar days in a county.

Section 5: WEATHERIZATION ASSISTANCE

Eligibility, 2605(c)(1)(A), 2605(b)(2) – Assurance 2

5.1 Designate the income eligibility threshold used for the weatherization component:

#	Household Size	Eligibility Guidelines	Eligibility Threshold
1	All Household Sizes	USHHS Poverty Guidelines	150%
2	All Household Sizes	State Median Income	60% ¹⁴

5.2 Do you enter into an interagency agreement to have another government agency administer a **WEATHERIZATION component**? Yes No

5.3 If yes, name the agency. N/A

5.4 Is there a separate monitoring protocol for weatherization? Yes No

¹⁴ In the county of a major disaster or emergency designated by the Secretary of the Department of Health and Human Services or by the President under the Disaster Relief Act of 1974, Texas will use the highest of 150% of the poverty guidelines or 60% of the State’s median income (“SMI”). Texas may also use this flexibility to set poverty guidelines in a local crisis as defined by the Department’s Executive Director. TDHCA will communicate this designation to affected Subrecipients through email and by website posting. Subrecipients must receive prior written approval before using 60% SMI. Place based assistance must be performed in the county, but person based assistance for those displaced by a disaster or emergency may be in other counties.

WEATHERIZATION - Types of Rules

5.5 Under what rules do you administer LIHEAP weatherization? (Check only one.)

- Entirely under LIHEAP (not DOE) rules
- Entirely under DOE WAP (not LIHEAP) rules
- Mostly under LIHEAP rules with the following DOE WAP rule(s) where LIHEAP and WAP rules differ: (Check all that apply.)
 - Income Threshold
 - Weatherization of entire multi-family housing structure is permitted if at least 66% of units (50% in 2- & 4-unit buildings) are eligible units or will become eligible within 180 days.
 - Weatherization of shelters temporarily housing primarily low income persons (excluding nursing homes, prisons, and similar institutional care facilities).
 - Other (describe): TDHCA uses a priority list for LIHEAP households at 150% or below USHHS poverty income level. Energy-related home repair: TDHCA will allow the use of LIHEAP weatherization funds for structural and ancillary repairs only if required to enable effective weatherization. If LIHEAP funds are included in a DOE unit, the SIR/audit must be used to justify all measures.

Under what rules do you administer LIHEAP weatherization? (Check only one.)

- Mostly under DOE WAP rules, with the following LIHEAP rule(s) where LIHEAP and WAP rules differ: (Check all that apply.)
 - Income Threshold.
 - Weatherization not subject to DOE WAP maximum statewide average cost per dwelling unit.
 - Weatherization measures are not subject to DOE Savings to Investment Ratio (SIR) standards.
 - Other (describe)

Eligibility, 2605(b)(5) – Assurance 5

5.6 Do you require an assets test? Yes No

5.7 Do you have additional/differing eligibility policies for:
• Renters?
• Renters living in subsidized housing?

5.8 Do you give priority in eligibility to:

- Elderly?
 - Disabled?
 - Young children?
 - Households with high energy burdens?
 - Other?
- Explanation: Households with high energy consumption

Benefit Levels

5.9 Do you have a maximum LIHEAP weatherization benefit/expenditure per household?

5.10 If yes, what is the maximum amount? \$8,000

NOTE: unless additional expenditure is authorized in writing by the Department. **Types of Assistance, 2605(c)(1), (B) & (D)**

5.11 What LIHEAP weatherization measures do you provide? (Check all categories that apply.)

Weatherization needs/assessments/audits

Cooling system replacement

Caulking and insulation

Other (describe)

Storm windows

Solar screens or window film. Smart thermostats, miscellaneous repairs up to \$500 for structural and ancillary only if required to enable effective weatherization; Window screens to help prevent exposure to the Zika virus for Households with pregnant women.

Furnace/heating system modifications/repairs

Furnace replacement

Cooling system modifications/repairs

Water conservation measures

If any of the questions require further explanation or clarification that could not be made in the fields provided, attach a document with said explanation here.

Compact fluorescent light bulbs

Energy related roof repair

Major appliance repairs

Major appliance replacement

Windows/sliding glass doors

Doors

Water Heater

Section 6: Outreach, 2605(b)(3) – Assurance 3, 2605(c)(3)(A)

6.1 Select all outreach activities that you conduct that are designed to assure that eligible households are made aware of all LIHEAP assistance available:

- Place posters/flyers in local and county social service offices, offices of aging, Social Security offices, VA, etc.
- Publish articles in local newspapers or broadcast media announcements.
- Include inserts in energy vendor billings to inform individuals of the availability of all types of LIHEAP assistance.
- Mass mailing(s) to prior-year LIHEAP recipients.
- Inform low income applicants of the availability of all types of LIHEAP assistance at application intake for other low-income programs.
- Execute interagency agreements with other low-income program offices to perform outreach to target groups.
- Other (specify):

Section 7: Coordination, 2605(b)(4) – Assurance 4

7.1 Describe how you will ensure that the LIHEAP program is coordinated with other programs available to low-income households (TANF, SSI, WAP, etc.)

- Joint application for multiple programs
- Intake referrals to/from other programs
- One-stop intake centers
- Other – describe:

Section 8: Agency Designation, 2605(b)(6) – Assurance 6

8.1 How would you categorize the primary responsibility of your State agency?

- Administration Agency
- Commerce Agency
- Community Services Agency
- Energy/Environment Agency
- Housing Agency
- Welfare Agency
- Other – describe:

Alternate Outreach and Intake, 2605(b)(15) – Assurance 15

8.2 How do you provide alternate outreach and intake for HEATING ASSISTANCE?

Report of available services at various workgroup meetings with community stakeholders (disability, health services, homeless, etc), and presentation at area events.

8.3 How do you provide alternate outreach and intake for COOLING ASSISTANCE?

Report of available services at various workgroup meetings with community stakeholders (disability, health services, homeless, etc), and presentation at area events.

8.4 How do you provide alternate outreach and intake for CRISIS ASSISTANCE?

In instances of natural disaster, subrecipients coordinate with other assistance organizations (shelters, Red Cross, etc.). Report of available services at various workgroup meetings with community stakeholders (disability, health services, homeless, etc), and presentation at area events.

Question 8.5	Heating	Cooling	Crisis	Weatherization
8.5a. Who determines client eligibility?	Local governments, CAAs and Other Nonprofits	Local governments, CAAs and Other Nonprofits	Local governments , CAAs and Other Nonprofits	Local governments, CAAs and Other Non-profits
8.5b. Who processes benefit payments to gas and electric vendors?	Local governments, CAAs and Other Nonprofits	Local governments, CAAs and Other Nonprofits	Local governments , CAAs and Other Nonprofits	N/A
8.5c. Who processes benefit payments to bulk fuel vendors?	Local governments, CAAs and Other Nonprofits	Local governments, CAAs and Other Nonprofits	Local governments , CAAs and Other Nonprofits	N/A
8.5d. Who performs installation of weatherization measures?	N/A	N/A	N/A	Local governments, CAAs and Other Nonprofits-most subcontract with local contractors

Note for 8.5: In the USHHS-OLDC system where the State Plan is entered, it only allows states to select one type of entity. The Department will select Nonprofits; although we will also contract with Units of government and CAAs.

8.6 What is your process for selecting local administering agencies?

The Department ensures that to the extent it is necessary to designate local administrative agencies in order to carry out the purposes of Title 42 U.S.C. §§8621, et seq. special consideration is given to any local public or private nonprofit agency which was receiving CSBG or LIHEAP funds.

(1) The Department before giving such special consideration, determines that the agency involved meets program and fiscal requirements established by law and by the Department; and

(2) if there is no such agency because of any change in the assistance furnished to programs for economically disadvantaged persons, then the Department gives special consideration in the designation of local administrative agencies to any successor agency which is operated in substantially the same manner as the predecessor agency which did receive funds for the fiscal year preceding the fiscal year for which the determination is made.

Currently, the Department administers all aspects of program delivery through subrecipients that have demonstrated that they are operating the program in accordance with the Economic Opportunity Act of 1964, the Low-Income Home Energy Assistance Act of 1981, as amended (42 U.S.C. §§8621, et seq.), and Department rules. If subrecipients are successfully administering the program, the Department may offer to renew the contract.

Under this model, if the Department determines that an organization is not administering the program satisfactorily, corrective actions are taken to remedy the problem. Thereafter, if a subrecipient fails to administer the program correctly, the Department will proceed with the process provided for in Department rules of removing funds and reassign the service area or a portion to another existing subrecipient or conduct solicitation or selection of a new subrecipient in accordance with the Low-Income Home Energy Assistance Act of 1981. The affected subrecipient may request a hearing in accordance with §2105.204 of the Texas Government Code.

However, the Department retains the right to go through a procurement process for some or all aspects of the LIHEAP program.

8.7 How many local administering agencies do you use? 37

8.8 Have you changed any local administering agencies from last year? Yes No

8.9 If so, why?

- Agency was in noncompliance with grantee requirements for LIHEAP
- Agency is under criminal investigation
- Added agency
- Agency closed
- Other – describe – voluntary relinquishment

Section 9: Energy Suppliers, 2605(b)(7) – Assurance 7

9.1 Do you make payments directly to home energy suppliers?

Heating Yes No

Cooling Yes No

Crisis Yes No

Are there exceptions? Yes No

If yes, describe:

9.2 How do you notify the client of the amount of assistance paid?

The administering agency informs them once the determination is made.

9.3 How do you assure that the home energy supplier will charge the eligible household, in the normal billing process, the difference between the actual cost of the home energy and the amount of the payment?

Vendor agreements are used in all components. The Department provides subrecipients with a Department approved Vendor Agreements to utilize. The document can be found at the Department's website at <https://www.tdhca.state.tx.us/community-affairs/ceap/guidance.htm>

9.4 How do you assure that no household receiving assistance under this title will be treated adversely because of their receipt of LIHEAP assistance?

Vendor Agreements are used in all components. The Department provides subrecipients with a Department approved Vendor Agreement to utilize. The document can be found at the Department's website at <https://www.tdhca.state.tx.us/community-affairs/ceap/guidance.htm>

9.5 Do you make payments contingent on unregulated vendors taking appropriate measures to alleviate the energy burdens of eligible households? Yes No. If so, describe the measures unregulated vendors may take.

Section 10: Program, Fiscal Monitoring, and Audit, 2605(b)(10) – Assurance 10

10.1. How do you ensure good fiscal accounting and tracking of LIHEAP funds?

1. Review annual audits
2. Monitor fiscal records
3. Review current and prior year monthly expenditure and performance reports

Audit Process

10.2. Is your LIHEAP program audited annually under the Single Audit Act and OMB Circular A-133? Yes No

10.3. Describe any audit findings rising to the level of material weakness or reportable condition cited in the A-133 audits, Grantee monitoring assessments, inspector general reviews, or other government agency reviews of the LIHEAP agency from the most recently audited federal fiscal year.

Finding ¹⁵	Type	Brief Summary	Resolved?	Action Taken
Additional controls are needed for expenditure of LIHEAP funds.	Non Compliance	Department charged LIHEAP grant \$57.19 related to travel to a meeting held for Texas Interagency for the Homeless. Expense was not related to LIHEAP and is therefore disallowed.	Pending HHS Response to Close Review	In regards to travel, the Department has provided a copy of the Department's internal employee travel policies and procedures which instructs both the program area (employee and management) and the financial administration area to review invoices for proper charging to each of the federal grants. Additionally, the Department has reversed the charges to the LIHEAP grant for \$57.19, and has provided the backup documentation for the reversal of the accounting record. Subgrantee contracts reflect that they are held to the guidelines in the Department's rules. For LIHEAP CEAP Program, those rules are found at 10 TAC §6.308, Allowable Subrecipient Administrative and Program Service Costs. For Weatherization activities with LIHEAP funds, 10 TAC §6.409(a) and (b) under the LIHEAP Weatherization Requirements.

¹⁵ Based on USHHS-OCS LIHEAP Compliance Review Letter of July 2018. The word subgrantee is used in this chart to reflect the language in the review letter, but the entity type described is called a Subrecipient in the Department's rules.

<p>Additional controls are needed for revision to LIHEAP State Plan</p>	<p>Non Compliance</p>	<p>FY 2016 LIHEAP State Plan estimated using zero percent LIHEAP funds. At the beginning of 2016, TDHCA was not providing Assurance 16 activities; however, after public feedback started providing it. Though TDHCA revised the budgets in subgrantee contracts to allocate 5% for Assurance 16 activities, the FY 2016 LIHEAP plan was not updated to reflect the change.</p>	<p>Pending HHS Response to Close Review</p>	<p>The Department has revised our standard operating procedures to reflect a revised internal process that coordinates programmatic decisions (such as the one cited in the LIHEAP program) with an internal conversation designed to provide a review of the existing plan with any proposed changes that may necessitate an amendment to the plan. The revised process is designed to ensure that LIHEAP funds are programmed in a compliant manner and in accordance with the LIHEAP Plan. In addition to the revision of the plan, the revised operating procedure contemplates any additional internal action (such as receiving Board approval) for the requested change and provides for coordination among Department divisions in order to remain compliant with the federal grant award.</p>
<p>Additional controls needed regarding waste, fraud, and abuse</p>	<p>Non Compliance</p>	<p>TDHCA does not provide its subgrantees with guidance on preventing, detecting or reporting LIHEAP-related instances of suspected waste, fraud, and abuse. TDHCA stated each</p>	<p>Pending HHS Response to Close Review</p>	<p>The Department has revised its guidance to the subgrantee network and has conducted a training webinar in the fall of 2018 and reviewed the guidance, expectations, and next steps for subgrantee agencies in regards to reporting fraud, waste, and abuse. During the</p>

		<p>subgrantee is responsible for deciding how to handle fraud, waste, and abuse. This can lead to inconsistent procedures among subgrantees. There is also an increased risk that subgrantees are unaware of the expectations with regard to preventing, detecting and reporting suspected waste, fraud, and abuse or the consequences of such activities.</p>		<p>webinar, the Department facilitated discussion about proper Fraud, Waste, and Abuse controls and establishing and maintaining a culture that identifies risks provides mitigations, and properly follows through on allegations of fraud, waste, and abuse.</p>
<p>Lack of supporting documentation for general ledger transactions</p>	<p>Non Compliance</p>	<p>TDHCA was unable to provide adequate documentation for some of the transactions that were tested and monitors were unable to determine that LIHEAP funds were used for necessary and allowable purposes.</p>	<p>Pending HHS Response to Close Review</p>	<p>The Department provided documentation for general ledger transactions for five (#3,4,5,6,8, 13) of the six transactions from identified Subgrantees. The sixth transaction, (#15) in the amount of \$103 was incorrectly coded and the Department has reversed the \$103 charge to correct the coding error.</p>

10.4. Audits of Local Administering Agencies

What types of annual audit requirements do you have in place for local administering agencies/district offices?

Local agencies/district offices are required to have an annual audit in compliance with 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).¹⁶

Local agencies/district offices are required to have an annual audit (other than 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)).

10.4 (continued)

Local agencies/district offices 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) or other independent audits are reviewed by Grantee as part of compliance process.

Grantee conducts fiscal and program monitoring of local agencies/district offices.

Compliance Monitoring

10.5. Describe the Grantee’s strategies for monitoring compliance with the Grantee’s and Federal LIHEAP policies and procedures by:

Grantee employees:

Internal program review

Departmental oversight

Secondary review of invoices and payments

Other program review mechanisms are in place. Describe: Cross Division peer review of documents

Local Administering Agencies/District Offices:

On-site evaluation

Annual program review

Monitoring through Central Database

Desk reviews

Client File Testing/Sampling

Other program review mechanisms are in place. Describe: Desk review of 2 CFR 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance); A review of the Subrecipient’s resolution of prior monitoring or Single Audit reports is performed prior to awarding new contracts.

10.6. Explain, or attach a copy of, your local agency monitoring schedule and protocol.

See attached monitoring schedule and monitoring instruments.

Describe how you select local agencies for monitoring reviews?

On-site monitoring visits and desk reviews are mechanisms used for in-depth investigation and overall assessment, respectively. The Department will conduct on-site monitoring reviews and desk reviews of contracts based on an assessment of risk of non-compliance and failure to achieve performance outcomes. Subrecipient monitors review necessary program documents and financial records through

¹⁶ For 2019, Subrecipients will follow the audit requirements in 45 CFR 75 Subpart F, as applicable, and the requirements in the Texas Single Audit Act.

desk reviews and on-site reviews to ascertain compliance with program requirements. Selection of contracts for monitoring is primarily based on risk assessment. LIHEAP subrecipients are monitored at least once every three years. This is a component of the risk assessment score. If a subrecipient also has Community Service Block Grant funds, the LIHEAP monitoring may be done at the same time. subrecipients that leverage LIHEAP funds with DOE funds for weatherization are subject to an inspection review according to the DOE monitoring schedule (once a year). Contracts may also be selected for monitoring based on other factors, such as prior findings, complaints, or special requests.

10.7. Site Visits: Onsite monitoring visits are conducted at least once every three years. The Department will inspect a minimum of 5% of all LIHEAP weatherized units reported as complete.

Desk Reviews: Some materials are requested and reviewed at the Department's office prior to the onsite visit.

10.8. How often is each local agency monitored? At least once every three years.

10.9. What is the combined error rate for eligibility determinations? (Optional question) Optional

10.10. What is the combined error rate for benefit determinations? (Optional question)
Optional

10.11. How many local agencies are currently on corrective action plans for eligibility and/or benefit determination issues? (Number only) -1

10.12. How many local agencies are currently on corrective action plans for financial accounting or administrative issues? (Number only) -1

Section 11: Timely and Meaningful Public Participation, 2605(b)(12) – Assurance 12, 2605(c)(2)

11.1 How did you obtain input from the public in the development of your LIHEAP plan?

Check all that apply:

- Tribal Council meeting(s)
- Public Hearing(s)
- Draft Plan posted to website and available for comment
- Hard copy of plan is available for public view and comment
- Comments from applicants are recorded
- Request for comments on draft Plan is advertised
- Stakeholder consultation meeting(s)
- Comments are solicited during outreach activities
- Other, describe:

11.2 What changes did you make to your LIHEAP plan as a result of this participation?

Changed the LIHEAP WAP cost per unit in Section 5.10 from \$6,500 to \$8,000.

Public Hearings, 2605(a)(2)

11.3 List the date(s) and location(s) that you held public hearing(s) on the proposed use and distribution of your LIHEAP funds?

Date	Event Description
Tuesday, May 28, 2019 from 2:00 p.m. - 3:00 p.m.	LIHEAP Plan Public Hearing – TDHCA Headquarters, Room 116, 221 East 11 th Street, Austin, Texas 78701
Tuesday, May 28, 2019 from 6:00 - 7:00 p.m.	LIHEAP Plan Public Hearing –Southside Community Center, 959 E. Rosedale, Fort Worth, TX 76104
Wednesday, May 29, 2019 from 2:00 p.m.-3:00 p.m.-:	LIHEAP Plan Public Hearing – West Texas Opportunities Offices, 1415 East 2 nd Street, Odessa, TX 79762
Thursday, May 30, 2019 form 6:00 p.m.-7:00 p.m.	LIHEAP Plan Public Hearing –Baker Ripley Office, 3838 Aberdeen Way, Houston, TX 77025

11.4 How many parties commented on your plan at the hearing(s)? 2

11.5 Summarize the comments you received at the hearing(s).

COMMENT SUMMARY #1:

Section 1.4, Categorical Eligibility

Commenter states that with increasing LIHEAP funds the Department must widen the population pool to other categories of benefits allowed by the USHHS as categorically eligible. It is requested that the Temporary Assistance for Needy Families (TANF) and the Supplemental Nutrition Assistance Program (SNAP) programs should be marked ‘Yes’ as a basis upon which households could be considered categorically eligible for cooling, heating, crisis, and weatherization.

COMMENT SUMMARY #2:

Section 4.6, Crisis Eligibility

Commenter states that by responding to the question asking if there are additional eligibility requirements for crisis assistance with a ‘No’, the Plan is not consistent with §6.310 of the TAC and therefore should be marked ‘Yes’.

COMMENT SUMMARY #3:

Section 5.5, Weatherization-Types of Rules

Commenter references the use of a priority list for LIHEAP households and requests that the Department host a meeting with LIHEAP providers to jointly design the priority list in order to ensure program issues such as varying climates/regions, housing stock, etc. are adequately addressed.

COMMENT SUMMARY #4:

Section 5.9 and 5.10, Benefit Levels

Commenter requests that the LIHEAP WAP cost per unit be removed so there is no maximum benefit/expenditure per household or that the maximum cost per unit be significantly increased to allow full weatherization of homes since it is only a one-time benefit. Commenter would like to complete all weatherization measures without regard to a cost per unit.

COMMENT SUMMARY #5:

General Comment

Commenter requests that the Department host an in-person meeting between Department staff and LIHEAP providers to seek solutions to redesign the CEAP and minimize administrative costs.

COMMENT SUMMARY #6:

General Comment

Commenter requests and recommends several changes to the priority list.

- 11.6 What changes did you make to your LIHEAP plan as a result of the comments received at the public hearing(s)? For Comment Summary #4, rather than completely removing the LIHEAP WAP cost per unit ceiling as the commenter requested, staff determined that an increase in the cost per unit from \$6,500 to \$8,000 would be more beneficial and made this change in the Plan at Section 5.10.

Section 12: Fair Hearings, 2605(b)(13) – Assurance 13

- 12.1 How many fair hearings did the grantee have in the prior Federal fiscal year?
None at this time.
- 12.2 How many of those fair hearings resulted in the initial decision being reversed? N/A
- 12.3 Describe any policy and/or procedural changes made in the last Federal fiscal year as a result of fair hearings? None
- 12.4 Describe your fair hearing procedures for **households whose applications are denied**.
Subrecipient contracts include the following section:

SECTION 39. APPEALS PROCESS

In compliance with the LIHEAP Act, Subrecipient must provide an opportunity for a fair administrative hearing to individuals whose application for assistance is denied, terminated or not acted upon in a timely manner. Subrecipient must establish a denial of service complaint procedure in accordance with 10 TAC §6.8 of the State Rules. The rule states:

(b) Subrecipient shall establish a denial of service complaint procedure to address written complaints from program applicants/customers. At a minimum, the procedures described in paragraphs (b)(1) - (8) of this subsection shall be included:

(1) Subrecipients shall provide a written denial of assistance notice to applicant within ten (10) calendar days of the determination. Such a determination is defined as a denial of assistance, but does not include a level of assistance lower than the possible program limits or a reduction in assistance, as long as such process is in accordance with the Subrecipient's written policy. This notification shall include written notice of the right of a hearing and specific reasons for the denial by program. The applicant wishing to appeal a decision must provide written notice to Subrecipient within twenty (20) days of receipt of the denial notice.

(2) A Subrecipient must establish an appeals committee composed of at least three persons. Subrecipient shall maintain documentation of appeals in their customer files.

(3) Subrecipients shall hold a private appeal hearing (unless otherwise required by law) by phone or in person in an accessible location within ten (10) business days after the Subrecipient received the appeal

request from the applicant and must provide the applicant notice in writing of the time/location of the hearing at least seven (7) calendar days before the appeal hearing.

(4) Subrecipient shall record the hearing.

(5) The hearing shall allow time for a statement by Subrecipient staff with knowledge of the case.

(6) The hearing shall allow the applicant at least equal time, if requested, to present relevant information contesting the decision.

(7) Subrecipient shall notify applicant of the decision in writing. The Subrecipient shall mail the notification by close of business on the third calendar day following the decision (three day turn-around).

(8) If the denial is solely based on income eligibility, the provisions described in paragraphs (2) - (7) of this subsection do not apply and the applicant may request a recertification of income eligibility based on initial documentation provided at the time of the original application. The recertification will be an analysis of the initial calculation based on the documentation received with the initial application for services and will be performed by an individual other than the person who performed the initial determination. If the recertification upholds the denial based on income eligibility documents provided at the initial application, the applicant is notified in writing.

(c) If the applicant is not satisfied, the applicant may further appeal the decision in writing to the Department within ten (10) days of notification of an adverse decision.

(d) Applicants/customers who allege that the Subrecipient has denied all or part of a service or benefit in a manner that is unjust, violates discrimination laws, or without reasonable basis in law or fact, may request a contested hearing under Tex. Gov't Code, Chapter 2001.

(e) The hearing under subsection (d) shall be conducted by the State Office of Administrative Hearings on behalf of the Department in the locality served by the Subrecipient, for which the procedures are further described in §1.13, relating to Contested Case Hearing Procedures, of this title.

(f) If the applicant/customer appeals to the Department, the funds should remain encumbered until the Department completes its decision.

12.5 When and how are applicants informed of these rights?

Within ten days of the determination, the subrecipient must provide written notification to the applicant..

12.6 Describe your fair hearing procedures for **households whose applications are not acted on in a timely manner.**

The LIHEAP Comprehensive Energy Assistance Program contract has a provision stating that applicants have an opportunity for a fair administrative hearing for persons whose application for assistance is denied, terminated, or not acted upon in a timely manner. Refer to attachment "Section 12 Question 12.6 & 12.7_2018_LIHEAP_contract_Section38_appealsprocess.

Subrecipients are required to have a written policy and to inform applicants and clients of their right to a hearing. Applicants or clients who request a hearing will be granted one by the subrecipient. If the applicant or client is not satisfied with the decision, they can appeal the decision in writing to the Department. Applicants/customers who allege that the subrecipient has denied all or part of a service or benefit in a manner that is unjust, violates discrimination laws, or without reasonable basis in law or fact, may request a contested hearing under Texas Government Code, Chapter 2001.

Additionally, the Department has an online complaint system and staff phone numbers are posted online. In general, applicants who have a complaint are given contact information for TDHCA at the time

the subrecipient receives the complaint. Applicants who call are encouraged to use the online system. Staff documents the complaint and proceeds as if the complaint were a denial of services appeal. Staff researches the complaint and work with the subrecipient and/or complainant to resolve the complaint. Complainants will then receive a final determination from staff.

10 TAC §6.8, relating to Potential Applicant/Applicant/Customer Denials and Appeals Rights was amended in 2018 to add hearing rights for potential applicants. 10 TAC §1.13 describes the Contested Case Hearing Procedures. Please refer to the attachment for question 12.6 and 12.7.

12.7 When and how are applicants informed of these rights?

Subrecipient shall provide a written denial of assistance notice to applicant within ten (10) calendar days of the determination. This notification shall include written notice of the right of a hearing and specific reasons for the denial by program. The applicant wishing to appeal a decision must provide written notice to Subrecipient within twenty (20) calendar days of receipt of the denial notice. Subrecipients must establish a written procedure for the handling of denials of service and shall establish a denial of service complaint procedure to address written complaints from program applicants/customers.

Applicants who have a complaint are given contact information for TDHCA at the time the complaint is received by the Subrecipient.

Please refer to the attachment of Texas Administrative Code related to question 12.6 and 12.7. Applicants are to be provided a written denial of assistance notice within ten (10) calendar days of the determination and shall include written notice of the right of a hearing. 10 TAC §6.8 (b)(1).

Section 13: Reduction of home energy needs, 2605(b)(16) – Assurance 16

13.1 Describe how you use LIHEAP funds to provide services that encourage and enable households to reduce their home energy needs and thereby the need for energy assistance?

N/A- The State does not use funds under Assurance 16.

13.2 How do you ensure that you don't use more than 5% of your LIHEAP funds for these activities?

NA-The State does not use funds under Assurance 16.

13.3 Describe the impact of such activities on the number of households served in the previous Federal fiscal year.

NA-The State does not use funds under Assurance 16.

13.4 Describe the level of direct benefits provided to those households in the previous Federal fiscal year.

NA-The State does not use funds under Assurance 16.

13.5 How many households applied for these services?

NA-The State does not use funds under Assurance 16.

13.6 How many households received these services?

NA-The State does not use funds under Assurance 16.

Section 14: Leveraging Incentive Program, 2607A

14.1 Do you plan to submit an application for the leveraging incentive program?

Yes No

14.2 Describe instructions to any third parties and/or local agencies for submitting LIHEAP leveraging resource information and retaining records. NA

14.3 For each type of resource and/or benefit to be leveraged in the upcoming year that will meet the requirements of 45 C.F.R. § 96.87(d)(2)(iii), describe the following:

Resource	What is the type of resource or benefit?	What is the source(s) of the resource?	How will the resource be integrated and coordinated with LIHEAP?
NA	NA	NA	NA

Section 15: Training

15.1 Describe the training you provide for each of the following groups:

a. Grantee Staff:

Formal training on grantee policies and procedures

How often?

Annually

Biannually

As needed

Other – Describe:

Employees are provided with policy manual

Other – Describe:

Employees are provided with a notebook with plans, rules, the contract, and budget. The Department training team provides grantee staff with programmatic training. New staff are provided an orientation training, and invited to attend Subrecipient trainings as well.

b. Local Agencies:

Formal training conference

How often?

Annually

Biannually

As needed

Other – Describe: The Department offers a manager training for newly hired managers or Executive Directors, as needed, which is then followed up with individualized technical assistance. The Department conducts quarterly network calls and/or webinars to update Subrecipients on changes. The Department provides training at an annual conference which is sponsored by the Texas Association of Community Action Agencies. The Department provides Energy Audit training to agencies as needed, along with Department posted Energy Audit Student Guide and Best Practices on its website. The Department provides a template for developing the Annual Service Delivery Plan and a guide for developing it. The Department develops data tools and trains agencies on how to analyze their data to improve efficiency and productivity.

On-site training

How often?

Annually

Biannually

As needed

Other –

The Department identifies key areas for training needs based upon monitor reports and Sub-grantee requests. The Department provides on-site training as needed to individual agencies or through regional trainings on a variety of topics such as: process mapping, production, data analysis, intake, client file documentation, weatherization assessments, audits, final inspections, working with contractors, and reporting.

- Employees are provided with policy manual
- Other – Describe: The Department uses an online portal that agencies use daily for quick responses to questions or for requesting training. The Department schedules a webinar each quarter to provide information, training, and technical assistance to the local agencies. The Department hosts an additional weatherization quarterly webinar to provide updates on rules, regulations, and technical issues that are identified. The Department creates tools, guides, best practices, and FAQs that are posted on program webpages.

c. Vendors

- Formal training conference
 - How often?
 - Annually
 - Biannually
 - As needed
 - Other – Describe:
- Policies communicated through vendor agreements
- Policies are outlined in a vendor manual
- Other – Describe:

15.2 Does your training program address fraud reporting and prevention?

- Yes
- No

Section 16: Performance Goals and Measures, 2605(b)

16.1 Describe your progress toward meeting the data collection and reporting requirements of the four required LIHEAP performance measures. Include timeframes and plans for meeting these requirements and what you believe will be accomplished in the coming federal fiscal year.

The Department was able to meet the four LIHEAP performance measures.

The Department currently requires subrecipients to upload data related to the four performance measures into our State reporting system. The Department has made this reporting a contractual requirement for all LIHEAP subrecipients. The Department periodically reviews uploaded summary reports and offers technical assistance to subrecipients who may not understand what to report or may not upload the data in a timely fashion. The Department is currently working on merging the uploaded data with our current reporting system and capturing client level data in addition to performance measure data. We hope to have this project completed for use in reporting PY2019 data in 2020. We will continue to work on implementing this project, which will include testing, prior to roll out of the new system.

Section 17: Program Integrity, 2605(b)(10)

17.1 Fraud Reporting Mechanisms

a. Describe all mechanisms available to the public for reporting cases of suspected waste, fraud, and abuse. Select all that apply.

- Online Fraud Reporting
- Dedicated Fraud Reporting Hotline
- Report directly to local agency/district office or Grantee office

- Report to State Inspector General or Attorney General
- Forms and procedures in place for local agencies/district offices and vendors to report fraud, waste, and abuse.
- Other – describe:

Note: TDHCA’s website has a webpage named “Report Fraud, Waste, and Abuse by TDHCA Management and Staff” directing persons who suspect fraud, waste, and abuse by TDHCA management and staff to report to the State Auditor’s Office at <https://sao.fraud.texas.gov/ReportFraud/>. Subrecipients are required to establish fraud, waste, and abuse procedures.

17.1 (continued)

b. Describe strategies in place for advertising the above-referenced resources. Select all that apply.

- Printed outreach materials
- Addressed on LIHEAP application
- Website
- Other – describe:

17.2 Identification Documentation Requirements

a. Indicate which of the following forms of identification are required or requested to be collected from LIHEAP applicants or their household members.

Type of Identification Collected	Collected from Whom?		
	Applicant Only	All Adults in HH	HH Members Seeking Assistance*
Social Security Card is photocopied and retained	Required <input type="checkbox"/>	Required <input type="checkbox"/>	Required <input type="checkbox"/>
	Requested <input type="checkbox"/>	Requested <input type="checkbox"/>	Requested <input type="checkbox"/>
Social Security Number (without actual card)	Required <input type="checkbox"/>	Required <input type="checkbox"/>	Required <input type="checkbox"/>
	Requested <input type="checkbox"/>	Requested <input type="checkbox"/>	Requested <input type="checkbox"/>
Government-issued identification card (e.g.,: driver’s license, state ID, Tribal ID, passport, etc.)	Required <input checked="" type="checkbox"/>	Required <input checked="" type="checkbox"/>	Required <input checked="" type="checkbox"/>
	Requested <input type="checkbox"/>	Requested <input type="checkbox"/>	Requested <input type="checkbox"/>

#	Other	Applicant Only Required	Applicant Only Requested	All Adults in Household Required	All Adults in Household Requested	All Household Members Required	All Household Members Requested
1	Other: clients provide identification to the subrecipients at the time of application. See attachment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Households may include members who are not seeking assistance and may not be included in the household count. A live in aide or attendant is not considered part of the Household for purposes of determining Household income, but is considered for a benefit based on the size of the Household.

b. Describe any exceptions to the above policies: NA

17.3 Identification Verification

Describe what methods are used to verify the authenticity of identification documents provided by clients or household members. Select all that apply.

- Verify SSNs with Social Security Administration
- Match SSNs with death records from Social Security Administration or state agency
- Match SSNs with state eligibility/management system (e.g., SNAP, TANF)
- Match with state Department of Labor system
- Match with state and/or federal corrections system
- Match with state child support system
- Verification using private software (e.g., The Work Number)
- In-person certification by staff (for tribal grantees only)
- Match SSN/Tribal ID number with tribal database or enrollment records (for tribal grantees only)
- Other – describe:

Subrecipients verify the authenticity of identification documents provided by clients who are not U.S. citizens or nationals. That verification is made through the Systematic Alien Verification for Entitlements (SAVE) system.

17.4 Citizenship/Legal Residency Verification

What are your procedures for ensuring that household members are U.S. citizens or aliens who are qualified to receive LIHEAP benefits?

- Clients sign an attestation of citizenship or legal residency
- Clients' submission of Social Security cards is accepted as proof of legal residency
- Noncitizens must provide documentation of immigration status
- Citizens must provide a copy of their birth certificate, naturalization papers, or passport
- Noncitizens are verified through the SAVE system
- Tribal members are verified through Tribal database/Tribal ID card
- Other – describe: U.S. Nationals will have to provide documentation of that status.

17.5 Income Verification

What methods does your agency utilize to verify household income?

- Require documentation of income for all adult household members
 - Pay stubs
 - Social Security award letters
 - Bank statements
 - Tax statements
 - Zero-income statements
 - Unemployment Insurance letters
 - Other – describe: Court Documents or government benefit statements as applicable.

- Computer data matches:
 - Income information matched against state computer system (e.g., SNAP, TANF)
 - Proof of unemployment benefits verified with state Department of Labor
 - Social Security income verified with SSA
 - Utilize state directory of new hires
- Other – describe:

17.6 Protection of Privacy and Confidentiality

Describe the financial and operating controls in place to protect client information against improper use or disclosure.

- Policy in place prohibiting release of information without written consent
- Grantee LIHEAP database includes privacy/confidentiality safeguards
- Employee training on confidentiality for:
 - Grantee employees
 - local agencies/district offices
- Employees must sign confidentiality agreement
 - Grantee employees
 - local agencies/district offices
- Physical files are stored in a secure location
- Other – describe: Grantee contracts include the following section:

SECTION 9. RECORD KEEPING REQUIREMENTS

Subrecipient acknowledges that all information collected, assembled, or maintained by subrecipient pertaining to this Contract, except records made confidential by law, is subject to the Texas Public Information Act (Chapter 552 of Texas Government Code) and must provide citizens, public agencies, and other interested parties with reasonable access to all records pertaining to this Contract subject to and in accordance with the Texas Public Information Act.

Texas Administrative Code, Title 10 Chapter 1, Subchapter D §1.409 requires that:

(a) Client Records including Multifamily Development Owners. The Department requires subrecipient organizations to document client services and assistance. Subrecipient organizations must arrange for the security of all program-related computer files through a remote, online, or managed backup service. Confidential client files must be maintained in a manner to protect the privacy of each client and to maintain the same for future reference. Subrecipient organizations must store physical client files in a secure space in a manner that ensures confidentiality and in accordance with Subrecipient organization policies and procedures. To the extent that it is financially feasible, archived client files should be stored offsite from Subrecipient headquarters, in a secure space in a manner that ensures confidentiality and in accordance with organization policies and procedures.

(b) Records of client eligibility must be retained for five (5) years starting from the date the Household activity is completed, unless otherwise provided in federal regulations governing the program.

(c) Other records must be maintained as described in the Contract or the LURA, and in accordance with federal or state law for the programs described in the Chapters of this Part.

17.7 Verifying the Authenticity of Energy Vendors

What policies are in place for verifying vendor authenticity?

- All vendors must register with the State/Tribe

- All vendors must supply a valid SSN or TIN/W-9 form
- Vendors are verified through energy bills provided by the household
- Grantee and/or local agencies/district offices perform physical monitoring of vendors
- Other – describe, and note any exceptions to policies above:

17.8 Benefits Policy – Gas and Electric Utilities

What policies are in place to protect against fraud when making benefit payments to gas and electric utilities on behalf of clients? Select all that apply.

- Applicants required to submit proof of physical residency
- Applicants must submit current utility bill
- Data exchange with utilities that verifies:
 - Account ownership
 - Consumption
 - Balances
 - Payment history
 - Account is properly credited with benefit
 - Other – describe:
- Centralized computer system/database tracks payments to all utilities
- Centralized computer system automatically generates benefit level
- Separation of duties between intake and payment approval
- Payments coordinated among other heating assistance programs to avoid duplication of payments
- Payments to utilities and invoices from utilities are reviewed for accuracy
- Computer databases are periodically reviewed to verify accuracy and timeliness of payments made to utilities
- Direct payment to households are made in limited cases only
- Procedures are in place to require prompt refunds from utilities in cases of account closure
- Vendor agreements specify requirements selected above, and provide enforcement mechanism
- Other – describe:

17.9 Benefits Policy — Bulk Fuel Vendors

What procedures are in place for averting fraud and improper payments when dealing with bulk fuel suppliers of heating oil, propane, wood, and other bulk fuel vendors? Select all that apply.

- Vendors are checked against an approved vendors list
- Centralized computer system/database is used to track payments to all vendors
- Clients are relied on for reports of non-delivery or partial delivery
- Two-party checks are issued naming client and vendor
- Direct payment to households are made in limited cases only
- Vendors are only paid once they provide a delivery receipt signed by the client
- Conduct monitoring of bulk fuel vendors
- Bulk fuel vendors are required to submit reports to the Grantee
- Vendor agreements specify requirements selected above, and provide enforcement mechanism
- Other – describe:

17.10 Investigations and Prosecutions

Describe the Grantee's procedures for investigating and prosecuting reports of fraud, and any sanctions placed on clients/staff/vendors found to have committed fraud. Select all that apply.

- Refer to state Inspector General

- Refer to local prosecutor or state Attorney General
- Refer to US DHHS Inspector General (including referral to OIG hotline)
- Local agencies/district offices or Grantee conduct investigation of fraud complaints from public
- Grantee attempts collection of improper payments. If so, describe the recoupment process.
- Clients found to have committed fraud are banned from LIHEAP assistance. For how long is a household banned?
- Contracts with local agencies require that employees found to have committed fraud are reprimanded and/or terminated
- Vendors found to have committed fraud may no longer participate in LIHEAP
- Other — describe: A Subrecipient may be referred to the Department's Enforcement Committee or proposed for debarment.

Section 18: Certification Regarding Debarment, Suspension, and Other Responsibility Matters

Certification Regarding Debarment, Suspension, and Other Responsibility Matters--Primary Covered Transactions

Instructions for Certification

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.

3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

4. The prospective primary participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

5. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.

6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Non-procurement Programs.

9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and

information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

Certification Regarding Debarment, Suspension, and Other Responsibility Matters--Primary Covered Transactions

(1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;

(b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

(2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions

Instructions for Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.

4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used

in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, [[Page 33043]] should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from covered transactions, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Nonprocurement Programs.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility an Voluntary Exclusion--Lower Tier Covered Transactions

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

By checking this box, the prospective primary participant is providing the certification set out above.

Section 19: Certification Regarding Drug-Free Workforce Requirements

This certification is required by the regulations implementing the Drug-Free Workplace Act of 1988: 45 CFR Part 76, Subpart, F. Sections 76.630(c) and (d)(2) and 76.645(a)(1) and (b) provide that a Federal agency may designate a central receipt point for STATE-WIDE AND STATE AGENCY-WIDE certifications, and for notification of criminal drug convictions. For the Department of Health and Human Services, the central point is: Division of Grants Management and Oversight, Office of Management and Acquisition, Department of Health and Human Services, Room 517-D, 200 Independence Avenue, SW Washington, DC 20201.

Certification Regarding Drug-Free Workplace Requirements (Instructions for Certification)

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.
2. The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies.
4. For grantees who are individuals, Alternate II applies.
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

Controlled substance means a controlled substance in Schedules I through V of the Controlled

Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

Conviction means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

Criminal drug statute means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

Employee means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All direct charge employees; (ii) All indirect charge employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of Subrecipients or subcontractors in covered workplaces).

Certification Regarding Drug-Free Workplace Requirements

Alternate I. (Grantees Other Than Individuals)

The grantee certifies that it will or will continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about --(1)The dangers of drug abuse in the workplace;
(2) The grantee's policy of maintaining a drug-free workplace;
(3) Any available drug counseling, rehabilitation, and employee assistance programs; and
(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will --
(1) Abide by the terms of the statement; and
(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- (e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- (f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to any employee who is so convicted -

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 - (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).
- (B) The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

221 East 11th Street

Austin, Travis County, Texas, 78701

Check if there are workplaces on file that are not identified here.

Alternate II. (Grantees Who Are Individuals)

- (a) The grantee certifies that, as a condition of the grant, he or she will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant;
- (b) If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, he or she will report the conviction, in writing, within 10 calendar days of the conviction, to every grant officer or other designee, unless the Federal agency designates a central point for the receipt of such notices. When notice is made to such a central point, it shall include the identification number(s) of each affected grant.

[55 FR 21690, 21702, May 25, 1990]

By checking this box, the prospective primary participant is providing the certification set out above.

Section 20: Certification Regarding Lobbying

The submitter of this application certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

By checking this box, the prospective primary participant is providing the certification set out above.

REQUIRED ATTACHMENTS

The following documents must be attached to this application:

- Assurances signature page
- Designation letter for signature to Assurances is required if someone other than the Governor or Tribal Chairperson signs the Assurances.
- Heating component benefit matrix. (Attachment 3)
- Cooling component benefit matrix. (Attachment 3)
- Local Agency Monitoring Schedule (Attachment 4)

Attachment 3

Benefit Matrix

Program rules found at 10 Texas Administrative Code, §6.309(e) and (f). All benefits are determined based on a sliding scale:

(e) Benefit determinations for the Utility Payment Assistance Component and the Household Crisis Component cannot exceed the sliding scale described in paragraphs (1) - (3) of this subsection:

(1) Households with Incomes of 0 to 50% of Federal Poverty Guidelines may receive an amount not to exceed \$1,200 per Component;

(2) Households with Incomes of 51% to 75% of Federal Poverty Guidelines may receive an amount not to exceed \$1,100 per Component; and

(3) Households with Incomes of 76% to at or below 150% of Federal Poverty Guidelines may receive an amount not to exceed \$1,000 per Component; and

(f) Service and Repair of existing heating and cooling units: Households may receive up to \$3,000 for service and repair of existing heating and cooling units when the Household has an inoperable heating or cooling system based on requirements in §6.310, relating to Household Crisis Component.

Attachment 4

Monitoring Schedule for FY 2020

	SUBRECIPIENT	REVIEW TYPE	Date of Next Monitoring Review	DATE OF LAST FULL ONSITE REVIEW (IF APPLICABLE)
1	Aspermont Small Business Development Center, Inc.	On-Site		June 2017
2	BakerRipley	On-Site	FY19-Q4	October 2016
3	Bexar County Community and Development Programs	On-Site	FY20	February 2018
4	Big Bend Community Action Committee, Inc.	On-Site	FY19-Q3	May 2017
5	Brazos Valley Community Action Programs	On-Site		June 2018
6	Central Texas Opportunities, Inc.	On-Site		March 2018
7	City of Fort Worth Neighborhood Services Department	On-Site		February 2018
8	City of Lubbock Community Development Department	On-Site	FY19-Q2	October 2016
9	Combined Community Action, Inc.	On-Site		February 2018
10	Community Action Committee of Victoria, Texas	On-Site		May 2018
11	Community Action Corporation of South Texas	On-Site	FY19-Q4	March 2017
12	Community Action Inc. of Central Texas	On-Site		October 2018
13	Community Council of South Central Texas, Inc.	On-Site		November 2018
14	Community Services Northeast Texas, Inc.	On-Site		May 2018
15	Concho Valley Community Action Agency	On-Site		October 2018
16	County of Hidalgo Community Services Agency	On-Site		December 2018
17	Dallas County Health and Human Services	On-Site	FY20	February 2018
18	Economic Action Committee of the Gulf Coast	On-Site	FY19-Q4	February 2017
19	Economic Opportunities Advancement Corporation of Planning Region XI	On-Site		November 2017
20	El Paso Community Action Program-Project BRAVO	On-Site		January 2018
21	Area currently served by Galveston County Community Action Council, Inc.	On-Site	FY19-Q3	May 2018
22	Greater East Texas Community Action Program	On-Site	FY20-Q3	February 2019
23	Hill Country Community Action Association, Inc.	On-Site		December 2018
24	Kleberg County Human Services	On-Site	FY20-Q1	September 2016
25	Nueces County Community Action Agency	On-Site	FY19-Q2	March 2016
26	Panhandle Community Services	On-Site		November 2017
27	Pecos County Community Action Agency	On-Site	FY19-Q2	April 2018
28	Rolling Plains Management Corporation	On-Site		November 2018
29	South Plains Community Action Association, Inc.	On-Site		April 2018
30	South Texas Development Council	On-Site		May 2018
31	Texas Neighborhood Services	On-Site	FY19-Q3	September 2015
32	Texoma Council Of Governments	On-Site	FY19-Q4	April 2017
33	Travis County Health and Human Services	On-Site	FY20	April 2018
34	Tri-County Community Action, Inc.	On-Site		November 2018
35	Webb County Community Action Agency	On-Site		December 2017
36	West Texas Opportunities, Inc.	On-Site	FY20-Q1	March 2019
37	Williamson-Burnet County Opportunities, Inc.	On-Site	FY19-Q3	January 2017

1h

BOARD ACTION REQUEST
COMMUNITY AFFAIRS DIVISION
July 25, 2019

Presentation, discussion, and possible action on the Section 8 Program 2020 Streamlined Annual Public Housing Agency Plan for the Housing Choice Voucher Program

RECOMMENDED ACTION

WHEREAS, the Texas Department of Housing and Community Affairs (the Department) Department operates as a Public Housing Agency (PHA); and

WHEREAS, 42 U.S.C §1437(c-1) (a) and (b) requires PHAs to submit an annual PHA Plan that has been made available for public comment;

Now, therefore, it is hereby

RESOLVED, that the Department's 2020 Annual PHA Plan is hereby approved in the form presented to this meeting to be made available for public comment and allows the Department to identify Project Access as a preference;

FURTHER RESOLVED, that if there are not substantive public comments received requiring reconsideration of the plan, staff is authorized and directed to file the plan as final with the U.S. Department of Housing and Urban Development (HUD) with no further Board review; and

FURTHER RESOLVED, that if there are material public comments, staff is directed to bring the plan, with such comments and any recommended revisions, back to this Board for reconsideration.

BACKGROUND

Section 511 of the Quality Housing and Work Responsibility Act of 1998 created the requirement for submission of PHA plans. The PHA Plan is a brief guide to PHA policies, programs, and strategies for meeting local housing needs and goals for the upcoming fiscal year. The Annual Plan, which is prepared and submitted to HUD every year, provides information about the program operations and services for the upcoming fiscal year.

The 2020 Annual Plan will not be adopting any additional preferences for Project Access, or the Housing Choice Voucher Section 8 Program. The Department will continue to focus its efforts expanding supply of affordable units; implementing HUDs revised guidance on inspection of dwelling units for initial inspections, and rent reasonableness.

To ensure public participation, the Department will appoint annually a Resident Advisory Board, which will consist of all tenants with active Section 8 contracts, to review and comment on the proposed 2020 Annual Plan. The Plan will also be available at 221 East 11th Street, Austin, TX

78701, for review at the Department's Administrative Office on weekdays between 8:00 am and 5:00 pm; and the Department's website at: www.tdhca.state.tx.us.

Upon Board approval, the Department will publish a notice 45 days prior to having a public hearing to receive public comment on the Plan. If there are no substantive comments, the Plan will be submitted as approved today to HUD, with any nonsubstantive corrections. If substantive comments are received, the Plan will be resubmitted to the Board for final approval.

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<p> PHA Name: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1689</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N</p> <p> <input type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification. </p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Housing Needs.

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Need Analysis- Section 8

June 2019

When analyzing local housing markets and developing strategies for meeting housing challenges, HUD suggests the consideration of several factors. These factors include how much a household spends on housing costs, the physical condition of housing and whether or not the household is overcrowded.

An excess cost burden is identified when a household pays more than 30 percent of its gross income for housing costs. When so much is spent on housing, other basic household needs may suffer.

The measure of physical inadequacy is the number of units lacking complete kitchen and/ or plumbing facilities. While this is not a complete measures of physical inadequacy, the lack of plumbing and/ or kitchen facilities can serve as a strong indication of one type of housing inadequacy.

Overcrowded housing conditions may occur when a residence accommodates more than one person per each room in the dwelling. Overcrowding may indicate a general lack of affordable housing in a community where households have been forced to share space, either because other housing units are not available or because the units are too expensive.

The following table estimates the number of low-income households with housing needs for the 34 TDHCA Section 8 service areas. The figures are adjusted to 2017 levels based on population growth estimates.

Housing Needs for Section 8	Number
Population	3,441,664
Number of Individuals in Poverty	383,700
Number of Cost Burdened Households	146,150
Number of Overcrowded Households	20,047
Number of Substandard Housing Units	6,278

2013-2017 American Community Survey

The TDHCA waiting list is approximately 619 applications. The waiting list figure is a composite of several jurisdictional waiting lists, as well as the statewide Project Access waiting list.

Progress Report

Expanding supply of affordable units [24 CFR 982.503]

The Department will implement payment standards between 90% and 110% in areas where market rents are high. In areas where market rents are high, often high opportunity areas, there is high demand for rental units and it can be challenging for a voucher holder to find a unit. Increasing payment standards will aid in areas where voucher holders have had difficulty in finding acceptable units or affording units in more desirable areas. Higher FMRs provide additional choices and opportunities to tenants in highly competitive rental markets. In areas where market rents are higher than 110%, poverty levels are lower, schools are better and there are more opportunities for employment. HUD changed the effective date of the Payment Standard to be effective January 1st of every year, or within three months of the FMR effective date, whichever is earlier. The effective date is applicable both to HUD-required revisions, and to discretionary revisions.

Improve Performance and Processes

The Department will strive to obtain high performance status on the 2019 SEMAP and increase points in scoring area where the agency failed to meet the standard. In order to improve the performance rating, the Department will track the progress of the SEMAP indicators on a monthly basis improving voucher management through the PIC SEMAP reports. The Department is currently a standard performer under HUD's SEMAP assessment system which consists of 14 evaluation criteria. Under the latest assessment for FY 2018, the Department lost points for improperly tracking passing unit inspections that had comments; these comments should have resulted in a unit re-inspection prior to occupancy, but in several cases did not do so. Staff recently received module training pertaining to HQS, and best practices on how to generate re-inspections and pull PIC reports for the possible corrections. By updating standard operating procedures, and instituting monthly reviews, these points are expected to be achieved in the 2019 SEMAP. In addition, the Department will continue to monitor HAP payments monthly expenses to ensure that at least 98% of the Annual Contributions Contract is utilized or that 98% of total unit months are leased each year. For the calendar year 2019, the Department utilized 101% of regular HCV vouchers, 84% of NED vouchers, 100% of PB-VASH vouchers, and 30% of Mainstream vouchers. The Department is working closely with its VA Medical Center partner to increase lease up for TB-VASH so the funds are fully utilized.

Improve the quality of assisted housing

Improve the quality of the housing assessment by continuing the applicability of EIV's Income Information and Verification Reports (i.e. Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Validation Tool Report). These reports will be monitored and reviewed monthly. If corrections are needed, staff will be required to correct and resubmit for another review.

Increase assisted housing choices

The Department will be providing mobility counseling at briefings to inform families and property owners of our expanded housing choices. With the use of technology and expanded system software, staff has been able to streamline and improve the inspection process and better educate families and

Annual PHA Plan for Fiscal Year 2020 for
Housing Choice Voucher Section 8 Program

property owners. In additions, maps are provided to our families educating them on specific census data tailored for the program.

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BOARD ACTION REQUEST

HOME AND HOMELESSNESS PROGRAMS DIVISION

JULY 25, 2019

Presentation, discussion, and possible action on State Fiscal Year 2020 Homeless Housing and Services Program awards

RECOMMENDED ACTION

WHEREAS, the Homeless Housing and Services Program (HHSP) was created by the 81st Texas Legislature to be administered by the Texas Department of Housing and Community Affairs (the Department) to fund homelessness prevention and homeless services in Texas municipalities with populations over 285,500;

WHEREAS, the Texas Legislature has, through the enactment of House Bill (HB) 1 (86th Legislature), provided General Revenue funds of \$9,800,000 over the biennium to be allocated to programs in these municipalities;

WHEREAS, the HB 1 included Rider 16, which designated an additional \$1,500,000 each fiscal year to provide services to unaccompanied homeless youth and homeless young adults 24 years of age and younger to be distributed through HHSP;

WHEREAS, the allocation formula for HHSP is set forth in 10 TAC §7.23, Allocation of Funds and Formula;

WHEREAS, the cities in Texas with a population that meet the threshold criteria for HHSP are Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano and San Antonio;

WHEREAS, the City of San Antonio has designated a nonprofit organization to receive the HHSP general funds, but has applied to administer the HHSP youth set-aside funds itself;

WHEREAS, the City of San Antonio, as an organization, is anticipated to be a new HHSP Subrecipient that will administer the HHSP youth set-aside funds, and is currently undergoing a previous participation review process, and therefore may be presented for an award of HHSP youth funds at a future Board meeting; and

WHEREAS, the Executive Award Review Advisory Committee (EARAC) reviewed the awards and compliance history and recommends the awards;

NOW, therefore, it is hereby

RESOLVED, that the Acting Director and his designees, be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to take any and all such actions as they or any of them may deem necessary or advisable to effectuate the award of not less than \$4,900,000 in SFY 2020 HHSP Contracts for general funds, and \$1,231,330 in SFY 2020 HHSP youth set-aside funds in the amounts reflected in Attachment A, to the municipalities in Texas with a population of 285,500 or more (or their designee).

BACKGROUND

HB 1 authorized \$9,800,000 over the biennium (\$4,900,000 per year) for HHSP to be allocated in municipalities with a population greater than 285,500. According to HB 1, Rider 16, an additional \$1,500,000 per fiscal year must be allocated to provide services to unaccompanied homeless youth and homeless young adults 24 years of age and younger. Rider 16 specifies that the funds shall be distributed through HHSP. The \$4,900,000 in funds authorized under HHSP shall be referred to as general set-aside funds, and the \$1,500,000 authorized under Rider 16 shall be referred to as youth set-aside funds.

The Department administers HHSP in accordance with Tex. Gov't Code §2306.2585 and 10 TAC Chapters 1 and 2, and Chapter7, Subchapters A and B. Allowable activities include case management for households experiencing or at-risk of homelessness; construction, conversion, or rehabilitation of structures targeted to serving Homeless persons or persons at-risk of homelessness; essential services for Homeless persons or persons at risk of homelessness; provision of direct services; operation of emergency shelters or administrative facilities; and other Homeless-related activity, as approved by the Department in writing. For the HHSP youth set aside funds, Rider 16 specifically lists eligible services as case management, emergency shelter, street outreach and transitional living.

In accordance with 10 TAC §7.21, Purpose and Use, HHSP provides funding to areas in municipalities with populations of 285,500 or greater, as determined by the most recent available One Year American Community Survey (ACS). HHSP is allocated to Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Plano, and San Antonio. The allocation formula, as outlined in 10 TAC §7.23, resulted in the allocations listed in Attachment A to each municipality.

The Previous Participation Rule (10 TAC §1.302) includes a review of HHSP entities prior to Board recommendation. This review was completed on all proposed Subrecipients, except the City of San Antonio, and all awards, with the exception of the City of San Antonio, are being recommended without condition. The effective Contract Term for both the HHSP general funds, and the HHSP youth set-aside funds will be September 1, 2019, through August 31, 2020.

Under 10 TAC §7.22, cities have the option to designate a nonprofit to apply to administer the funds in their municipality, and two cities have chosen to make such a designation. Corpus Christi designated Mother Teresa Shelter to administer HHSP general set-aside, and the HHSP youth set-aside funds. The

City of San Antonio has designated Haven for Hope to administer HHSP general set-aside funds within its municipality. The City of San Antonio has applied to administer the new HHSP youth set-aside funds directly. Because the City of San Antonio is not a current HHSP Subrecipient, it is still in the process of undergoing a previous participation review. Once that review is complete, and after presentation to EARAC for its recommendation, a proposed award for the City of San Antonio’s HHSP youth set-aside will be presented at a future Board meeting. Based on the allocation formula, \$268,670 in HHSP youth set-aside funds are being reserved for such future award recommendation.

Attachment A

2019 Homeless Housing and Services Program Award Log

#	HHSP Subrecipient	Award for HHSP General Funds	Award for HHSP Youth Set-Aside Funds	Total HHSP Funds
1	City of Arlington	\$199,886	\$61,189	\$261,075
2	City of Austin	\$507,489	\$155,354	\$662,843
3	City of Corpus Christi – administered by Mother Teresa Shelter	\$153,493	\$46,988	\$200,481
4	City of Dallas	\$843,421	\$258,190	\$1,101,611
5	City of El Paso	\$370,362	\$113,376	\$483,738
6	City of Fort Worth	\$458,127	\$140,243	\$598,370
7	City of Houston	\$1,355,777	\$415,034	\$1,770,811
8	City of Plano	\$133,789	\$40,956	\$174,745
9	City of San Antonio – administered by Haven for Hope of Bexar County	\$877,656	n/a*	\$877,656
	Totals	\$4,900,000	\$1,231,330	\$6,131,330

*City of San Antonio has applied to administer funds directly; the HHSP Youth Set-Aside Funds for the San Antonio area will be proposed at a future Board meeting.

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BOARD ACTION REQUEST
HOUSING RESOURCE CENTER
JULY 25, 2019

Presentation, discussion, and possible action on the 2020 Regional Allocation Formula Methodology

RECOMMENDED ACTION

WHEREAS, Tex. Gov't Code §§2306.1115 and 2306.111(d) require that the Texas Department of Housing and Community Affairs (TDHCA or the Department) use a Regional Allocation Formula (RAF) to allocate its HOME Investment Partnerships (HOME) Program, Housing Tax Credit (HTC) Program, and under certain circumstances, State Housing Trust Fund (SHTF) Program funding; and

WHEREAS, the proposed RAF Methodology utilizes appropriate statistical data to measure affordable housing needs, available housing resources, and other factors determined by the Department to be relevant to the equitable distribution of housing funds in the urban and rural areas of the 13 State Service Regions used for planning purposes; and

WHEREAS, the proposed RAF Methodology was approved by the Governing Board of the Department at the meeting of May 23, 2019, and was available for public comment through June 14, 2019; no public comment was received and therefore no revisions are being made in response to public comment;

NOW, therefore, it is hereby

RESOLVED, that the 2020 RAF Methodology for the HOME, HTC, and, as applicable, SHTF programs, in the form presented at this meeting, are hereby approved.

BACKGROUND

The RAF utilizes appropriate statistical data to measure the affordable housing need and available resources in the 13 State Service Regions that are used for planning purposes. It also allocates funding to rural and urban areas within each region. The Department has flexibility in determining variables to be used in the RAF, per Tex. Gov't Code §2306.1115(a)(3), "the department shall develop a formula that...includes other factors determined by the department to be relevant to the equitable distribution of housing funds..."

The RAF is revised annually to reflect current data, respond to public comment, and better assess regional housing needs and available resources. Most notably, in 2013 after careful and thorough analysis and much public participation, staff recommended substantial changes to increase accuracy and transparency in the RAF by using a methodology called the Compounded Need Model. The changes resulted in the increased ability for developers and community members to predict funding availability, the elimination of large swings in funding from one region to another each year, and a simplified process that is easier to explain to the Legislature, the Board, and the public.

The RAF Methodology was updated in the 2014 RAF cycle to refine the use of Metropolitan Statistical Areas (MSAs) by using “MSA counties with urban places” and “Non-MSA counties or counties with only rural places” instead of using just MSA and Non-MSA counties to allocate between urban and rural areas. This accounts for the fact that even though a county may be a part of an MSA, all the places within that county may meet the definition of rural per Tex. Gov’t Code §2306.004(28-a). Based on public comment received in the 2015 RAF cycle, factors for lack of kitchen and plumbing facilities were added to the RAF Methodology to measure housing need for Single Family activities. Similarly in the 2016 RAF cycle, a new factor called the Regional Coverage Factor was added to the RAF Methodology for Single Family activities. The Regional Coverage Factor takes into account the smaller populations of rural areas as well as scattered locations of single family projects, instead of relying solely on population as an absolute.

The 2020 RAF Methodology explains the use of factors, in keeping with the statutory requirements, which include the need for housing assistance, the availability of housing resources, and other factors relevant to the equitable distribution of housing funds in urban and rural areas of the state.

The Single Family HOME, Multifamily HOME, HTC, and SHTF program RAFs each use slightly different formulas because the programs have different eligible activities, households, and geographical service areas. For example, Tex. Gov’t Code §2306.111(c) requires that 95% of HOME funding be set aside for non-participating jurisdictions (non-PJs). Therefore, the Single Family and Multifamily HOME RAFs only use need and available resource data for non-PJs.

The Draft 2020 RAF Methodology was made available for official public comment from Friday, May 24, 2019, through Friday June 14, 2019, at 5:00 p.m. Austin local time. A public hearing was held on Wednesday, May 29, 2019, at 2:30 p.m. in the Stephen F. Austin Building, Room 172, 1700 North Congress Avenue, Austin, TX 78701. No public comment was received, and no changes have been made as a result of the public comment period.

The following Attachments are provided:

- A. 2020 RAF Methodology
- B. Example 2020 HTC RAF
- C. Example 2020 HOME MF RAF
- D. Example 2020 SHTF RAF
- E. Example 2020 HOME SF RAF

Staff recommends approving the final 2020 RAF Methodology as presented at the July 25, 2019, board meeting. Once approved, the 2020 RAF Methodology will be published on the Department's website. It should be noted with this action that the Board is approving the publication of the final methodology, not specific allocation amounts.

To the extent funds received/proposed to be used fall below the statutory minimum for any program/activity, or if the proposed activities fall into a statutory exception, the RAF will not be used for the program/activity in question.

2020 Regional Allocation Formula Methodology

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Introduction

Since 2000, the Texas Department of Housing and Community Affairs (TDHCA or the Department) has used a Regional Allocation Formula (RAF) as required by Tex. Gov't Code §§2306.111 and 2306.1115. The RAF uses formula-based components to allocate funding at the subregional level for multifamily and single family activities for the following programs:

- Multifamily Programs:
 - Housing Tax Credit (HTC) Program
 - HOME Investment Partnerships Program (HOME) Multifamily (MF)
- Single Family Programs:
 - State Housing Trust Fund (SHTF) Program*
 - HOME Single Family (SF)

*It should be noted that based on the current program activities and amounts of SHTF, the RAF is not required to be utilized for SHTF as authorized by Tex. Gov't Code §2306.111(d-1). SHTF is funded through state general revenue and is not to be confused with the federally funded National Housing Trust Fund (NHTF).

The methodology presented in this document explains the use of factors in conformity with statutory requirements including the need for housing assistance, the availability of housing resources, and other factors relevant to the equitable distribution of housing funds in urban and rural areas of the state.

Also provided with the Methodology are example allocation spreadsheets for each of the four programs subject to the RAF, in order to show how the methodology affects each program. The provided spreadsheets utilize the following example total allocations:

Program	Example Total Allocation
HTC	\$65,000,000
HOME Multifamily	\$12,500,000
SHTF	\$3,000,000
HOME Single Family	\$15,000,000

These allocation amounts are only examples. Program area staff calculate the final total allocation amounts following approval of the RAF Methodology by the TDHCA Governing Board using the most current information on the amount available to be allocated under each program or activity. Even when final total allocation amounts are available, other planning considerations may alter the applicability of the RAF. For example, certain HOME SF activities may not release funds subregionally using the RAF. In addition, per Tex. Gov't Code §2306.111(d-1)(3), if SHTF funds administered by the Department (and not otherwise set aside) do not exceed \$3 million, then SHTF funds are not required to be allocated using the RAF, although other policies are used to promote the geographic dispersal of funds.

The Draft 2020 RAF Methodology was presented at the May 23, 2019, TDHCA Board meeting for approval to be released for public comment. A public comment period was open from Friday, May 24, 2019, through Friday, June 14, 2019, with a public hearing on Wednesday, May 29, 2019. No public comment was received and no changes were made. The Final 2020 RAF Methodology was presented for approval at the Board meeting of July 25, 2019.

Statutory Requirement

Tex. Gov't Code §§2306.111 and 2306.1115 require that TDHCA use a formula to allocate funding for the HOME, SHTF, and HTC programs.

Tex. Gov't Code §2306.1115 states:

(a) To allocate housing funds under Section 2306.111(d), the department shall develop a formula that:

(1) includes as a factor the need for housing assistance and the availability of housing resources in an urban area or rural area;

(2) provides for allocations that are consistent with applicable federal and state requirements and limitations; and

(3) includes other factors determined by the department to be relevant to the equitable distribution of housing funds under Section 2306.111(d).

(b) The department shall use information contained in its annual state low income housing plan and other appropriate data to develop the formula under this section.

The methodology detailed in this document takes into account the need for housing assistance and the availability of housing in urban and rural areas in keeping with the statutory requirements for the HOME SF, HOME MF, SHTF, and HTC programs. The methodology also includes a regional coverage factor for single family programs that measures inverse population density in keeping with the statutory requirements to include other factors necessary for the equitable distribution of funding.

Urban and Rural Areas

Tex. Gov't Code §2306.004 states:

(28-a) "Rural area" means an area that is located:

(A) outside the boundaries of a primary metropolitan statistical area or a metropolitan statistical area; or

(B) within the boundaries of a primary metropolitan statistical area or a metropolitan statistical area, if the statistical area has a population of 25,000 or less and does not share a boundary with an urban area.

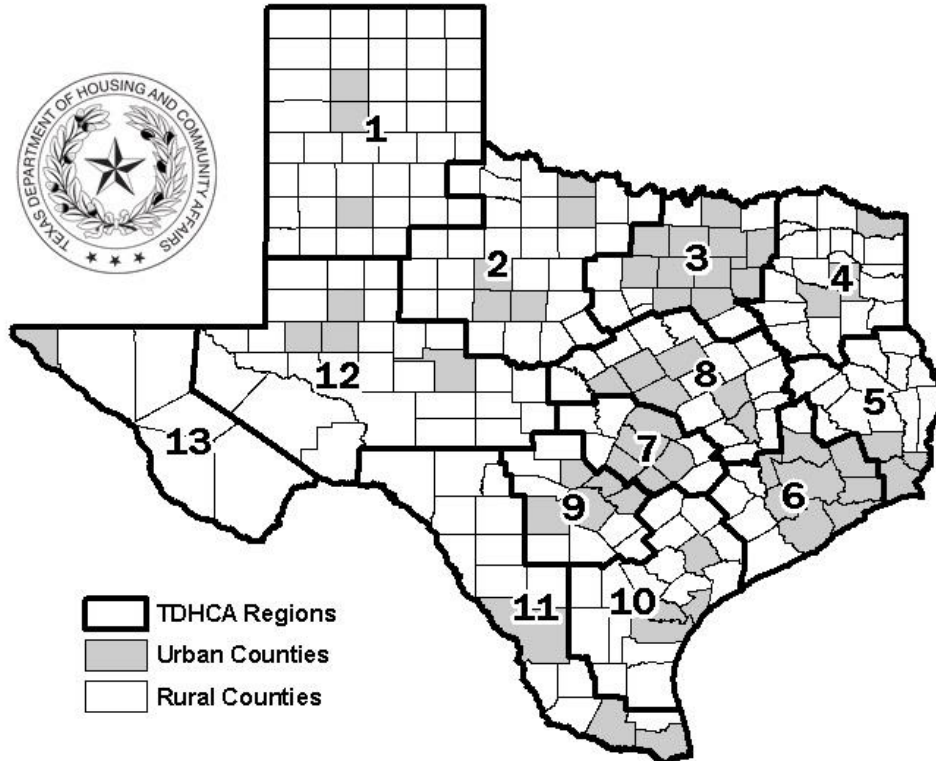
Tex. Gov't Code §2306.004(28-a) is applied to incorporated places and Census Designated Places, as defined by the U.S. Census Bureau, collectively referred to as places. Prior to the development of the RAF each year, the parameters outlined in Tex. Gov't Code are used to determine which places are urban and which are rural. The urban and rural designation for site-specific applications is made at the place level; organizations applying for certain TDHCA-administered funds use the urban and rural place designations to determine which subregional allocation they are eligible to apply for. If a place crosses county or regional boundaries,

the subregional allocation that the place in question is eligible to apply for is determined based on the county that contains the majority area and population of the place.

However, the RAF needs to take into account statewide need and availability. If the RAF only combined data from places, many unincorporated parts of the state would not be included, which would significantly hinder the RAF’s utility as an equitable allocation tool. In order to measure housing need across the State of Texas and calculate subregional allocations, county-level data are used. Using county-level data to determine need and availability factors allows for a more complete picture of the State’s demographics in determining allocations.

Even though a county may be part of a Metropolitan Statistical Area (MSA) per the U.S. Office of Management and Budget (OMB) definitions, all of the places within that county may meet the definition of a rural area per Tex. Gov’t Code §2306.004(28-a). If an MSA county has no places designated as urban, the need and availability of the whole county will be counted toward the rural allocation (*i.e.*, the MSA county had no places with a population over 25,000 or places touching a boundary of a place with a population over 25,000). The allocation process outlined in this document refers to “MSA counties with urban places” as “urban counties” and “Non-MSA counties and counties with only rural places” as “rural counties.” The need and availability of “MSA counties with urban places” directs the allocation toward the urban places, and the need and availability of “Non-MSA counties and counties with only rural places” directs the allocation toward the rural places.

Map of Urban and Rural Counties in Texas by Region



Sources: U. S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Table B01003
 U.S. Census Bureau, Jul. 2015, CBSAs, metropolitan divisions, and CSAs.
 Tiger data 2015.
 Disclaimer: This map is not a survey product; boundaries, distances, and scale are approximate only.

Methodology

The Department shall use the most current American Community Survey (ACS) 5-Year Estimates data available for the variables involved in the RAF. Land area data are not available in the annually released ACS, therefore, decennial census data must be used for the Regional Coverage Factor.

Affordable Housing Need

For the purposes of developing an allocation formula, affordable housing need is measured by variables that relate to the types of assistance available through TDHCA programs. Despite SHTF not currently utilizing the RAF, SHTF is included in the RAF methodology description in the event that funding levels or programmatic changes require the RAF to be utilized for this program.

Income

Income is the primary measurement of eligibility for housing assistance through TDHCA. HOME, HTC, and SHTF serve households that earn less than or equal to 80% Area Median Family Income (AMFI). While eligibility for housing assistance is measured by AMFI, datasets showing how many households are in each AMFI category lag behind by a year from the datasets used to calculate poverty. In order to use the most up-to-date data, the measurement of individuals in poverty will be used to measure eligible populations. Individuals at or below 200% of the poverty level will qualify for a majority of the housing assistance options offered through TDHCA's HOME, HTC, and SHTF programs. In order for *individuals* in poverty to be combined with cost burdened and overcrowded *households*, the number of individuals at or below 200% poverty in each subregion is divided by the average size of a household in Texas. The number of individuals at or below 200% poverty is included as a variable in all four program RAFs.

Cost Burden and Overcrowding

Renter and owner need for housing assistance is measured through cost burden and overcrowding conditions. The count of cost burdened renter and owner households used in the RAF measures the number of households in Texas that spend more than 30% of their income on rent or homeowner costs (for homeowners with a mortgage), which is a common measure of unaffordable housing. The count of overcrowded renters and owners measures the number of housing units with more than one person per room, including the kitchen and bathroom. Areas with high cost burden or overcrowding may signify a need for assistance.

HTC and HOME MF both offer assistance for reduced-rent apartments. HOME SF offers Tenant-Based Rental Assistance, which pays a portion of a recipient's rent to the landlord. SHTF offers the Amy Young Barrier Removal Program, which can serve both renters and homeowners. Therefore, variables representing renters who need assistance are included in the analysis for all four program RAFs.

HOME SF offers homebuyer assistance, home repair assistance, and single family development programs. For home repair, HOME SF offers grants and no-interest loans to homeowners to rehabilitate or reconstruct their homes. For single family development, typically the homes are built by Community Housing Development Organizations (CHDOs) and the homes are purchased by low-income homeowners. SHTF offers the Amy

Young Barrier Removal Program, which can be used for homeowners and the Bootstrap Loan Program for potential homeowners who use “sweat equity” and low- to no-interest loans to build and secure ownership of their homes. Therefore, variables representing homeowners who need assistance are included in the HOME SF and SHTF RAFs.

Lack of Kitchen and Plumbing Facilities

HOME SF offers homeowner rehabilitation or reconstruction assistance, and SHTF has activities involving rehabilitation such as the Amy Young Barrier Removal Program. Because TDHCA programs fund rehabilitation, substandard housing units are included in the RAF. Common definitions of substandard housing include lack of operable indoor plumbing, usable flush toilets, usable bathtub or shower, safe electricity, safe or adequate source of heat, or kitchen facilities. Data regarding total units lacking kitchen facilities or plumbing are the only data available on both an annual basis and at a county level. The count of occupied and unoccupied units lacking kitchen facilities and the count of occupied and unoccupied units lacking plumbing are utilized in the HOME SF and SHTF RAFs.

Summary of Affordable Housing Need for Single Family and Multifamily Activities

The extent of Texans needing affordable housing is measured using five variables for single family activities:

1. Cost burdened renter and owner households;
2. Overcrowded renter and owner households;
3. Housing units lacking kitchen facilities;
4. Housing units lacking plumbing; and
5. Individuals at or below 200% of the poverty rate.

The extent of Texans needing affordable housing is measured using three variables for multifamily activities:

1. Cost burdened renter households;
2. Overcrowded renter households; and
3. Individuals at or below 200% of the poverty rate.

Housing Availability

Housing availability is measured by variables that relate directly to housing resources. In order to take into account both market-rate and subsidized units, vacancies will be used. A high number of vacancies may indicate that a market has an adequate or potentially abundant supply of housing. Both vacant units for sale and vacant units for rent will be included in the HOME SF and SHTF RAFs, while vacant units for rent alone are included in the HOME MF and HTC RAFs.

Regional Coverage Factor

Population density is the number of people divided by the area of land in which they live. A high population density means that more people are living in a given land area compared to other equally-sized pieces of land. Inverse population density, which divides the land area by the number of people that live in that area, gives the amount of land per person. A high inverse population density means that fewer people are living in

a given land area compared to other equally-sized pieces of land, and may indicate a challenge in reaching and serving Texans in that area.

Inverse population density is included in the HOME SF and SHTF RAFs as a Regional Coverage Factor to take into account the distance between scattered-site single family activities and the dispersed population within the predominantly rural areas where HOME SF and SHTF administrators provide assistance. TDHCA's multifamily programs generally focus development to a single site, so the Regional Coverage Factor is not as pertinent to multifamily program allocation. The Regional Coverage Factor assists in redistributing single family program funding from urban areas to more rural parts of the state. This better aligns funding availability with the statutory requirement that 95% of HOME funds be allocated for the benefit of those areas of the state that do not receive HOME funds directly from the U.S. Department of Housing and Urban Development (HUD), primarily smaller cities and rural areas (per Tex. Gov't Code §2306.111).

Summary of Variables

The following chart shows which need, availability, and other variables are used in the RAF Methodology for each of the four applicable programs.

		Multifamily Programs		Single Family Programs	
		HTC	HOME MF	SHTF	HOME SF
Need Variables	<i>Cost Burdened Renter Households</i>	✓	✓	✓	✓
	<i>Cost Burdened Owner Households</i>			✓	✓
	<i>Overcrowded Renter Households</i>	✓	✓	✓	✓
	<i>Overcrowded Owner Households</i>			✓	✓
	<i>Units Lacking Kitchen Facilities</i>			✓	✓
	<i>Units Lacking Plumbing Facilities</i>			✓	✓
	<i>Individuals at or Below 200% of Poverty</i>	✓	✓	✓	✓
Availability Variables	<i>Vacant Units for Rent</i>	✓	✓	✓	✓
	<i>Vacant Units for Sale</i>			✓	✓
Other	<i>Regional Coverage Factor</i>			✓	✓

Exceptions to the RAF

Per Tex. Gov't Code §2306.111, there are certain instances in which the RAF requirement does not apply to HOME MF, HOME SF, HTC, or SHTF funds.

Set-Asides

Specific set-asides will not be subject to the RAF per Tex. Gov't Code §2306.111(d-1), including set-asides for contract-for-deed activities and set-asides mandated by state or federal law, if these set-asides are less than 10% of the total allocation of funds or credits. Set-asides for funds allocated to serve persons with disabilities will not be subject to the RAF. The total amount available through the RAF will not include funds for at-risk developments for the HTC Program or other statutorily created set-asides. Also pursuant to Tex. Gov't Code §2306.111(d-1), programmed activities for SHTF that do not exceed \$3 million are not subject to the RAF. It is due to these exceptions that the SHTF funds as currently programmed do not utilize the RAF.

In addition, per Tex. Gov't Code §2306.111(c)(2), 5% of State HOME funds must be spent on activities that serve persons with disabilities in any area of the State; this portion of HOME is not subject to the RAF because it is set-aside for persons with disabilities.

In Tex. Gov't Code §2306.111(d-2), 5% of HTC funds must be allocated to developments that receive federal assistance through USDA. Any developments that receive federal assistance through USDA and HTC for rehabilitation may compete for funding separately under the "USDA Set-Aside." This funding is taken from the total tax credit ceiling prior to applying the RAF.

Participating Jurisdictions (PJs)

In accordance with Tex. Gov't Code §§2306.111(c)(1), 95% of the funds for HOME must be spent outside PJs. PJs are areas that receive funding directly from HUD. Because 95% of funds cannot be spent within a PJ, the housing need factors, housing availability factors, and Regional Coverage Factor in the PJs are not counted in the HOME MF or HOME SF RAF.

The PJ designations are subject to change annually depending on HUD funding. According to HUD's 2018 HOME allocation, 33 of the PJs are cities and eight of the PJs are counties. Five PJ cities fell completely within PJ counties, resulting in a total of 28 PJ cities and eight PJ counties that will be subtracted from the HOME SF and HOME MF RAFs.

Allocation Adjustments

The HOME SF and HTC RAFs have subregional allocation adjustments under certain conditions. Tex. Gov't Code §2306.111(d-3) requires that at least \$500,000 in housing tax credits be allocated to each urban and rural subregion. In the HTC Program's 2019 Qualified Allocation Plan (QAP), the Department adopted an increase to the \$500,000 figure establishing a \$600,000 minimum for each region. In a further effort to meet Tex. Gov't Code §§2306.111(c)(1) and (2), the HOME SF RAF has a minimum subregional allocation of \$100,000. Additional detail regarding the processes used to adjust allocations for the HOME SF RAF and the HTC RAF can be found in the single family and multifamily RAF examples.

Single Family RAF Example

Tables 1, 2, and 3 show the need variables, availability variables, and regional coverage factor used in the HOME SF RAF. The SHTF RAF is very similar to the HOME SF RAF with the exception that the SHTF RAF includes PJs. Example numbers are used for clarity. The statewide average household size in the following example is 2.82.

Table 1: Example of Need Variables Used for HOME SF, by Subregion

MSA Counties with Urban Places	Region	Column A: Individuals at or below 200% Poverty without PJs	Column B: Households (HH) at or below 200% Poverty without PJs	Column C: Cost Burdened Owners without PJs	Column D: Cost Burdened Renters without PJs	Column E: Overcrowded Owners without PJs	Column F: Overcrowded Renters without PJs	Column G: Units Lacking Plumbing without PJs	Column H: Units Lacking Kitchen without PJs	Column I: Total Need Variables
	1	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691
2	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961	
3	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691	
4	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961	
5	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691	
6	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961	
7	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691	
8	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961	
9	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691	
10	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961	
11	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691	
12	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961	
13	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691	
Non-MSA counties and counties with only rural	Region	Column A: Individuals at or below 200% Poverty without PJs	Column B: HH at or below 200% Poverty without PJs	Column C: Cost Burdened Owners without PJs	Column D: Cost Burdened Renters without PJs	Column E: Overcrowded Owners without PJs	Column F: Overcrowded Renters without PJs	Column G: Units Lacking Plumbing without PJs	Column H: Units Lacking Kitchen without PJs	Column I: Total Need Variables
	1	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	2	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
	3	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	4	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
	5	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	6	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
	7	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	8	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
	9	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	10	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
	11	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	12	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
13	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369	
	Col A Total	Col B Total	Col C Total	Col D Total	Col E Total	Col F Total	Col G Total	Col H Total	Col I Total	
State Total	2,570,000	911,348	121,500	287,000	62,000	49,000	123,000	149,000	1,702,848	

Table 2: Example of Availability Variables Used for HOME SF, by Subregion

MSA Counties with urban places	Region	Column J: Vacant Units For Sale without PJs	Column K: Vacant Units For Rent without PJs	Column L: Total Availability Variables
	1	1,500	2,000	3,500
	2	1,000	3,000	4,000
	3	1,500	2,000	3,500
	4	1,000	3,000	4,000
	5	1,500	2,000	3,500
	6	1,000	3,000	4,000
	7	1,500	2,000	3,500
	8	1,000	3,000	4,000
	9	1,500	2,000	3,500
	10	1,000	3,000	4,000
	11	1,500	2,000	3,500
	12	1,000	3,000	4,000
	13	1,500	2,000	3,500

Non-MSA counties and counties with only rural places	Region	Column J: Vacant Units For Sale without PJs	Column K: Vacant Units For Rent without PJs	Column L: Total Availability Variables
	1	1,500	2,000	3,500
	2	2,000	2,500	4,500
	3	1,500	2,000	3,500
	4	2,000	2,500	4,500
	5	1,500	2,000	3,500
	6	2,000	2,500	4,500
	7	1,500	2,000	3,500
	8	2,000	2,500	4,500
	9	1,500	2,000	3,500
	10	2,000	2,500	4,500
	11	1,500	2,000	3,500
	12	2,000	2,500	4,500
	13	1,500	2,000	3,500

	Column J Total	Column K Total	Column L Total
State Total	39,000	61,000	100,000

Table 3: Example of Regional Coverage Factor used for HOME SF, by Subregion

MSA Counties with urban places	Region	Column M: Land area without PJs	Column N: Total Population without PJs	Column O: Regional Coverage Factor
	1	3,000	350,000	0.009
	2	2,000	250,000	0.008
	3	3,000	350,000	0.009
	4	2,000	250,000	0.008
	5	3,000	350,000	0.009
	6	2,000	250,000	0.008
	7	3,000	350,000	0.009
	8	2,000	250,000	0.008
	9	3,000	350,000	0.009
	10	2,000	250,000	0.008
	11	3,000	350,000	0.009
	12	2,000	250,000	0.008
	13	3,000	350,000	0.009

Non-MSA counties and counties with only rural places	Region	Column M: Land area without PJs	Column N: Total Population without PJs	Column O: Regional Coverage Factor
	1	15,000	200,000	0.075
	2	13,000	300,000	0.043
	3	15,000	200,000	0.075
	4	13,000	300,000	0.043
	5	15,000	200,000	0.075
	6	13,000	300,000	0.043
	7	15,000	200,000	0.075
	8	13,000	300,000	0.043
	9	15,000	200,000	0.075
	10	13,000	300,000	0.043
	11	15,000	200,000	0.075
	12	13,000	300,000	0.043
	13	15,000	200,000	0.075

	Column M Total	Column N Total	Column O Total
State Total	216,000	7,150,000	0.893

Compounded Need

To allocate funds, the RAF uses each subregion's ratios of the State's total. All of the variables that measure need are added together before taking each subregion's need as a percentage of the amount of total need in the State. Table 1, Column I, illustrates how the Total Need Variables are derived: households at 200% of poverty, cost burdened owner and renter households, overcrowded owner and renter households, units lacking kitchen facilities, and units lacking plumbing facilities are added together, thereby compounding the need.

This compounding balances the relative importance of the variables; variables with very high or very small numbers are combined with the overall total of need, preventing these variables from having a disproportionate or arbitrary amount of weight for their size.

Weights

Examples of how the weights operate in the RAF are in Tables 4 and 5. The column header letters (A, B, C, etc.) will build off the previous table, so if the letters are not in alphabetical order, the column header letter refers to a previous table. In order to apply weights, first the subregional percentage or share of statewide need, availability, and inverse population density must be calculated. Table 4 demonstrates how the percentages are derived. Table 4 shows only Urban Region 1 and the statewide total in order to simplify the example.

Table 4: Percentages Taken

Area	Column I: Total Need Variables	Column P: Percent of State's Total Need	Column L: Total Availability Variables	Column Q: Percent of State's Total Availability	Column O: Regional Coverage Factor	Column R: Percent of State's Total Regional Coverage Factor
Urban Region 1	84,691	5.0%	3,500	3.5%	0.009	1.0%
State Total	1,702,848		100,000		0.893	

Note: Column I is from Table 1, Column L is from Table 2, and Column O is from Table 3.

A successful allocation formula will provide more funding for areas with high housing need and reduce funding for areas with an abundance of housing resources. Housing availability variables have negative weight to reflect that an abundance of available units might reduce the need for assistance, while housing need variables and the regional coverage factor have positive weights to reflect that these factors may increase the need for assistance. Renter and owner components of a single need or availability category added together are considered to be one variable for the purposes of calculating weight percentages. The weight of each variable, whether need, availability, or regional coverage factor, must have the same absolute value. All variables added together must equal 100%; otherwise, the initial subregion allocation would not add up to the total example allocation. The formulas to determine variable weight for the Single Family RAF are as follows:

- Total Need Variables = HH at or below 200% poverty + Cost Burden + Overcrowding + Units Lacking Plumbing + Units Lacking Kitchen
- Total Availability Variables = Unoccupied Units for Sale or Rent
- Regional Coverage Factor = Inverse Population Density

- Total Need Variables – Total Availability Variables + Regional Coverage Factor = 100%

To put it simply (with x representing the weight of each variable): $5x-x+x=100\%$

As a result, each variable is weighted at 20% for Single Family programs, giving the appropriate relationship between funding and current availability of resources. The compounded need variables receive 100% weight. Table 5 shows the application of the weights based on a hypothetical statewide availability of \$2,500,000.

Table 5: Weight Application

Area	Column P: Percent of State's Total Need	Column S: Weight of Need Variables	Column T: Need Variable Allocation*	Column Q: Percent of State's Total Availability	Column U: Weight of Availability Variable	Column V: Availability Variable Allocation~	Column R: Percent of State's Total Regional Coverage Factor	Column W: Weight of Regional Coverage Factor	Column X: Regional Coverage Factor Allocation^	Column Y: Total Allocation*
Urban Region 1	5.0%	100%	\$ 124,338	3.5%	-20%	\$ (17,500)	1.0%	20%	\$4,799	\$ 111,637

Note: Column P, Q and R taken from Table 4.

*Column T is calculated as follows: Column P x Column S x statewide availability of funds.

~Column V is calculated as follows: Column Q x Column U x statewide availability of funds.

^ Column X is calculated as follows: Column W x Column R x statewide availability of funds.

*Column Y is calculated as follows: Column T + Column V + Column X.

HOME Subregional Allocation Adjustment

The HOME SF RAF has a subregional floor in order to allow sufficient funding to award at least one contract in each subregion. If the RAF results in a subregional funding amount that is less than \$100,000, that subregion’s funding amount is adjusted to provide for at least a minimum of \$100,000. The process does not reallocate funds from subregions with initial funding amounts in excess of \$100,000 to those subregions with initial funding amounts that are less than \$100,000. Funds used to enable the floor are not subject to RAF requirements and are added as a final adjustment to the subregional allocation amounts available for award. The final adjustment simply adds a supplemental allocation to bring all subregions to a minimum of \$100,000. The process is complete when each subregion has at least \$100,000.

Table 6 shows the process of supplementing funds to subregions that have initial funding amounts that are less than \$100,000. This table builds from the previous tables included in this methodology and Urban Regions 1 and 2 are included. The column header letters build off previous tables, so if the letters are not in alphabetical order, the column letter refers to previous tables.

Table 6: Subregion amount under \$100,000

Area	Column Y: Initial Subregion amount	Column Z: Amount needed to reach \$100,000	Column AA: Final Subregion Allocation
Urban Region 1	\$111,637	\$-	\$111,637
Urban Region 2	\$84,255	\$15,745	\$100,000

Note: Column Y is from Table 5.

Since the Urban Region 1 initial Subregion amount exceeds \$100,000, no adjustment is made to this sub-allocation. However, because the Urban Region 2 initial Subregion amount is less than \$100,000, a supplemental allocation amount is added to bring the subregion allocation up to the final allocation amount of \$100,000.

Multifamily RAF Example

Table 7 shows the need and availability variables used in the HTC RAF. The HTC RAF is very similar to the HOME MF RAF with the exception that the HTC RAF includes PJs. Example numbers are used for clarity. The statewide average household size in the following example is 2.80.

Table 7: Example of Need and Availability Variables used for HTC, by Subregion

MSA Counties with urban places	Region	Column BB: Individuals at or below 200% Poverty	Column CC: HH at or below 200% Poverty	Column DD: Cost Burdened Renters	Column EE: Overcrowded Renters	Column FF: Vacant Units for Rent
	1	150,000	53,571	25,000	4,000	6,000
	2	100,000	35,714	20,000	2,000	4,000
	3	150,000	53,571	25,000	4,000	6,000
	4	100,000	35,714	20,000	2,000	4,000
	5	150,000	53,571	25,000	4,000	6,000
	6	100,000	35,714	20,000	2,000	4,000
	7	150,000	53,571	25,000	4,000	6,000
	8	100,000	35,714	20,000	2,000	4,000
	9	150,000	53,571	25,000	4,000	6,000
	10	100,000	35,714	20,000	2,000	4,000
	11	150,000	53,571	25,000	4,000	6,000
	12	100,000	35,714	20,000	2,000	4,000
	13	150,000	53,571	25,000	4,000	6,000

Non-MSA counties and counties with only rural places	Region	Column BB: Individuals at or below 200% Poverty	Column CC: HH at or below 200% Poverty	Column DD: Cost Burdened Renters	Column EE: Overcrowded Renters	Column FF: Vacant Units for Rent
	1	40,000	14,286	7,000	700	700
	2	25,000	8,929	2,000	400	500
	3	40,000	14,286	7,000	700	700
	4	25,000	8,929	2,000	400	500
	5	40,000	14,286	7,000	700	700
	6	25,000	8,929	2,000	400	500
	7	40,000	14,286	7,000	700	700
	8	25,000	8,929	2,000	400	500
	9	40,000	14,286	7,000	700	700
	10	25,000	8,929	2,000	400	500
	11	40,000	14,286	7,000	700	700
	12	25,000	8,929	2,000	400	500
	13	40,000	14,286	7,000	700	700

	Column BB Total	Column CC Total	Column DD Total	Column EE Total	Column FF Total
State Total	2,080,000	742,857	356,000	47,300	73,900

Compounded Need

To allocate funds, the RAF uses each subregion's ratios of the State's total. All of the variables that measure need are added together before taking each subregion's need as a percentage of the amount of the total need in the State. Table 8 illustrates how the Total Need Variables are derived: households at or below 200% of poverty, cost burdened renter households, and overcrowded renter households are added together, thereby compounding the need. Table 8 shows only Urban Region 1 and the statewide total, in order to simplify the example.

Table 8: Total Need Variables

Area	Column CC: HH at or below 200% Poverty	Column DD: Cost Burdened Renters	Column EE: Overcrowded Renters	Column GG: Total Need Variables
Urban Region 1	53,571	25,000	4,000	82,571
State Total	742,857	356,000	47,300	1,146,157

Note: Columns CC, DD and EE are from Table 7.

This compounding balances the relative importance of the variables; variables with very high or very small numbers are combined with the overall total of need, preventing these variables from having a disproportionate or arbitrary amount of weight for their size.

Weights

Examples of how the weights work in the RAF are in Tables 9 and 10. If the letters are not in alphabetical order, the column header letter refers to a previous table.

In order to apply weights, first the subregional percentage or share of statewide need, availability, and inverse population density must be calculated. Table 9 demonstrates how the percentages are derived.

Table 9: Percentages Taken

Area	Column GG: Total Need Variables	Column HH: Percent of State's Total Need	Column II: Vacant Units for Rent	Column JJ: Percent of State's Total Availability
Urban Region 1	82,571	7.2%	6,000	8.1%
State Total	1,146,157		73,900	

Note: Column GG is from Table 8.

A successful allocation formula will provide more funding for areas with high housing need and reduce funding for areas with an abundance of housing resources. The housing availability variable has negative weight to reflect that an abundance of available units might reduce the need for assistance, while housing need variables have positive weight to reflect that these factors may increase the need for assistance. Renter and owner components of a single need or availability category added together are considered to be one variable for the purposes of calculating weight percentages. The weight of each variable, whether need, availability, or regional coverage factor, must have the same absolute value. All variables added together

must equal 100%; otherwise, the initial subregion allocation would not add up to the total example allocation. The formulas to determine variable weight for the Multifamily RAF are as follows:

- Total Need Variables = HH at or below 200% poverty + Renter Cost Burden + Renter Overcrowding
- Availability Variable = Unoccupied Units for Rent
- Total Need Variables – Availability Variable = 100%

To put it simply (with x representing the weight of each variable): $3x-x=100\%$

As a result, each variable is weighted at 50% for multifamily programs, giving the appropriate relationship between funding and current availability of resources. The compounded need variables receive 150% weight. Table 10 shows the application of the weights based on a statewide availability of \$40,000,000.

Table 10: Weight Application

Area	Column HH: Percent of State's Total Need	Column KK: Weight of Need Variables	Column LL: Need Variable Allocation*	Column JJ: Percent of State's Total Availability	Column MM: Weight of Availability Variable	Column NN: Availability Variable Allocation~	Column OO: Total Allocation+
Urban Region 1	7.2%	150%	\$ 4,322,519	8.1%	-50%	\$ (1,623,816)	\$ 2,698,703

Note: Column HH and JJ taken from Table 9.

*Column LL is calculated as follows: Column HH x Column KK x statewide availability of funds.

~Column NN is calculated as follows: Column JJ x Column MM x statewide availability of funds.

+Column OO is calculated as follows: Column LL + Column NN.

HTC Subregional Allocation Adjustment

Tex. Gov't Code §2306.111(d-3) is a requirement regarding funding and the RAF that applies only to HTC. This provision requires that TDHCA allocate at least 20% of housing tax credits to rural areas and that \$500,000 or more be available for each of the 26 subregions. In the 2019 QAP the Department adopted an increase to the \$500,000 figure establishing a \$600,000 minimum for each region. The overall state rural percentage of the total tax credit ceiling amount will be adjusted to a minimum of 20% only at the time of actual award, if needed. Usually, the 20% allocation to rural areas occurs through the competitive process, but, if not, one more deal for rural areas will be awarded from the statewide collapse of the RAF to ensure the requirement is met.

For the HTC RAF, the subregional funding amount is adjusted to a minimum of \$600,000 if needed. This is a final adjustment to the subregional allocation amounts available for award. The process proportionately takes funds from subregions with initial funding amounts in excess of \$600,000 and reallocates those funds to those subregions with initial funding amounts that are less than \$600,000. The process is complete when each subregion has at least \$600,000.

Tables 11 and 12 show the process of determining the amount to adjust from subregions with more than \$600,000. These tables build from the previous tables included in this methodology and Urban Region 1 and 2 and Rural Region 1 and 2 are included. The column header letters build off previous tables, so if the letters are not in alphabetical order, the column letter refers to previous tables.

These four subregions are examined because the most common movement for funds during the \$600,000 adjustment is from Urban Counties to Rural Counties. The first step in the \$600,000 adjustment process is to determine the amount over or under \$600,000 for each subregion. This is illustrated in Table 11.

Table 11: Subregional amount over/under \$600,000

Area	Column OO: Initial Subregion amount	Column PP: Amount needed to reach \$600,000	Column QQ: Amount over \$600,000 that can be reallocated
Urban Region 1	\$2,698,703	\$-	\$2,098,703
Urban Region 2	\$1,938,732	\$-	\$1,338,732
Rural Region 1	\$961,482	\$-	\$361,482
Rural Region 2	\$457,720	\$142,280	\$-
State Total	\$40,000,000	\$853,682.36	\$25,253,682.36

Note: Column OO is from Table 10.

Column QQ in Table 11 is the amount in Column OO minus \$600,000 if the amount in Column OO is over \$600,000. At least \$600,000 is maintained in each subregion before the adjustment process.

The next step in the adjustment process is to determine the percentage to be reallocated. The proportion of the total amount to be reallocated is in Column SS. Finally, Column OO is adjusted by Column SS to equal the final Sub-Amount in Column TT.

Table 12: Proportional adjustment

Area	Column RR: Percent of Total Amount that can be reallocated*	Column SS: Amount to be reallocated~	Column TT: Final Subregion Allocation ⁺
Urban Region 1	8.31%	\$ (70,945)	\$2,627,758
Urban Region 2	5.30%	\$ (45,255)	\$1,893,477
Rural Region 1	1.43%	\$ (12,220)	\$949,262
Rural Region 2	0.00%	\$142,280	\$600,000
State Total	100.00%	\$0	\$40,000,000

*Column RR is calculated as follows: if Column OO is over \$600,000, then ((Column OO-\$600,000)/(Statewide total for Column QQ))

~Column SS is calculated as followed: if Column RR is a percentage, then (Column RR*\$42,280); if Column RR is "-%", then Column SS equals Column PP.

⁺Column TT is calculated as follows: Column OO + Column SS.

Texas Department of Housing and Community Affairs
Example 2020 HTC Regional Allocation Formula

Table 1 - Raw Data

	Region	Individuals at or Below 200% Poverty	HH at or Below 200% Poverty	Cost-Burdened Renters	Overcrowded Renters	Vacant Units For Rent
MSA Counties with Urban Places	1	198,101	69,754	38,557	4,453	8,155
	2	100,682	35,451	17,840	1,448	4,356
	3	2,267,041	798,254	448,972	76,635	76,183
	4	185,875	65,449	27,875	2,426	5,770
	5	138,438	48,746	19,980	1,777	4,074
	6	2,198,617	774,161	404,982	72,179	78,106
	7	543,279	191,295	140,186	19,310	20,400
	8	337,568	118,862	67,250	6,148	14,420
	9	798,853	281,286	131,124	18,421	24,284
	10	199,067	70,094	33,332	5,664	6,278
	11	880,047	309,876	67,059	25,080	12,574
	12	126,306	44,474	20,885	4,295	4,254
	13	400,785	141,121	45,922	7,743	11,293
	Subtotal	8,374,659	2,948,824	1,463,964	245,579	270,147
Non-MSA Counties and Counties with Only Rural Places	1	123,473	43,476	9,479	2,425	3,290
	2	98,556	34,703	7,275	1,061	2,990
	3	92,052	32,413	11,329	1,632	2,475
	4	253,421	89,233	23,264	4,051	5,915
	5	155,723	54,832	17,262	2,197	3,442
	6	69,391	24,433	9,291	1,154	1,604
	7	37,734	13,287	3,779	628	868
	8	105,173	37,033	8,873	1,357	2,121
	9	74,659	26,288	6,473	1,488	1,429
	10	97,406	34,298	9,590	2,380	2,136
	11	151,279	53,267	8,593	3,280	2,846
	12	63,264	22,276	5,073	1,022	1,258
	13	12,643	4,452	1,040	206	454
	Subtotal	1,334,774	469,991	121,321	22,881	30,828
Total	9,709,433	3,418,814	1,585,285	268,460	300,975	

Texas Average HH Size: 2.84

Texas Department of Housing and Community Affairs
Example 2020 HTC Regional Allocation Formula

Table 2 - Weights

	Region	Total Need Variables	% of Total Need Variables	Weighted	Total Availability Variable	% of Total Availability Variable	Weighted	Initial Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	112,764	2.1%	\$ 2,085,226	8,155	2.7%	\$ (880,596)	\$ 1,204,629.53	1.85%
	2	54,739	1.0%	\$ 1,012,239	4,356	1.4%	\$ (470,371)	\$ 541,868.09	0.83%
	3	1,323,861	25.1%	\$ 24,480,793	76,183	25.3%	\$ (8,226,422)	\$ 16,254,370.35	25.01%
	4	95,750	1.8%	\$ 1,770,605	5,770	1.9%	\$ (623,058)	\$ 1,147,546.49	1.77%
	5	70,503	1.3%	\$ 1,303,735	4,074	1.4%	\$ (439,920)	\$ 863,814.79	1.33%
	6	1,251,322	23.7%	\$ 23,139,405	78,106	26.0%	\$ (8,434,073)	\$ 14,705,332.13	22.62%
	7	350,791	6.7%	\$ 6,486,824	20,400	6.8%	\$ (2,202,841)	\$ 4,283,982.97	6.59%
	8	192,260	3.6%	\$ 3,555,265	14,420	4.8%	\$ (1,557,106)	\$ 1,998,159.16	3.07%
	9	430,831	8.2%	\$ 7,966,918	24,284	8.1%	\$ (2,622,244)	\$ 5,344,673.61	8.22%
	10	109,090	2.1%	\$ 2,017,289	6,278	2.1%	\$ (677,913)	\$ 1,339,375.59	2.06%
	11	402,015	7.6%	\$ 7,434,043	12,574	4.2%	\$ (1,357,771)	\$ 6,076,272.44	9.35%
	12	69,654	1.3%	\$ 1,288,038	4,254	1.4%	\$ (459,357)	\$ 828,681.40	1.27%
	13	194,786	3.7%	\$ 3,601,985	11,293	3.8%	\$ (1,219,445)	\$ 2,382,540.18	3.67%
	Subtotal	4,658,367	88.4%	\$ 86,142,366	270,147	89.8%	\$ (29,171,119)	\$ 56,971,246.74	87.65%
Non-MSA Counties and Counties with Only Rural Places	1	55,380	1.1%	\$ 1,024,093	3,290	1.1%	\$ (355,262)	\$ 668,830.67	1.03%
	2	43,039	0.8%	\$ 795,872	2,990	1.0%	\$ (322,867)	\$ 473,005.07	0.73%
	3	45,374	0.9%	\$ 839,049	2,475	0.8%	\$ (267,256)	\$ 571,792.15	0.88%
	4	116,548	2.2%	\$ 2,155,197	5,915	2.0%	\$ (638,716)	\$ 1,516,481.35	2.33%
	5	74,291	1.4%	\$ 1,373,788	3,442	1.1%	\$ (371,675)	\$ 1,002,112.18	1.54%
	6	34,878	0.7%	\$ 644,971	1,604	0.5%	\$ (173,204)	\$ 471,767.44	0.73%
	7	17,694	0.3%	\$ 327,190	868	0.3%	\$ (93,729)	\$ 233,461.13	0.36%
	8	47,263	0.9%	\$ 873,981	2,121	0.7%	\$ (229,031)	\$ 644,950.54	0.99%
	9	34,249	0.6%	\$ 633,338	1,429	0.5%	\$ (154,307)	\$ 479,031.61	0.74%
	10	46,268	0.9%	\$ 855,584	2,136	0.7%	\$ (230,650)	\$ 624,933.90	0.96%
	11	65,140	1.2%	\$ 1,204,571	2,846	0.9%	\$ (307,318)	\$ 897,253.60	1.38%
	12	28,371	0.5%	\$ 524,637	1,258	0.4%	\$ (135,842)	\$ 388,794.82	0.60%
	13	5,698	0.1%	\$ 105,363	454	0.2%	\$ (49,024)	\$ 56,338.80	0.09%
	Subtotal	614,193	11.6%	\$ 11,357,634	30,828	10.2%	\$ (3,328,881)	\$ 8,028,753.26	12.35%
Total	5,272,559	100.0%	\$ 97,500,000	300,975	100%	\$ (32,500,000)	\$ 65,000,000.00	100.00%	

Total Sample Allocation: \$65,000,000
Weight of Need Variables: 150%
Weight of Availability Variables: -50%

Texas Department of Housing and Community Affairs
Example 2020 HTC Regional Allocation Formula

Table 3 - Reallocation

	Region	Initial Subregion Amount	Amount Needed to Reach Subregion Floor	Amount that can be Reallocated	% of Total Amount that can be Reallocated	Amount to be Reallocated	Final Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	\$ 1,204,629.53	\$ -	\$ 604,629.53	1.19%	\$ (18,784.30)	\$ 1,185,845.24	1.82%
	2	\$ 541,868.09	\$ 58,131.91	\$ -	0.00%	\$ 58,131.91	\$ 600,000.00	0.92%
	3	\$ 16,254,370.35	\$ -	\$ 15,654,370.35	30.70%	\$ (486,341.33)	\$ 15,768,029.02	24.26%
	4	\$ 1,147,546.49	\$ -	\$ 547,546.49	1.07%	\$ (17,010.87)	\$ 1,130,535.62	1.74%
	5	\$ 863,814.79	\$ -	\$ 263,814.79	0.52%	\$ (8,196.05)	\$ 855,618.74	1.32%
	6	\$ 14,705,332.13	\$ -	\$ 14,105,332.13	27.67%	\$ (438,216.66)	\$ 14,267,115.47	21.95%
	7	\$ 4,283,982.97	\$ -	\$ 3,683,982.97	7.23%	\$ (114,451.95)	\$ 4,169,531.02	6.41%
	8	\$ 1,998,159.16	\$ -	\$ 1,398,159.16	2.74%	\$ (43,437.24)	\$ 1,954,721.92	3.01%
	9	\$ 5,344,673.61	\$ -	\$ 4,744,673.61	9.31%	\$ (147,404.90)	\$ 5,197,268.71	8.00%
	10	\$ 1,339,375.59	\$ -	\$ 739,375.59	1.45%	\$ (22,970.51)	\$ 1,316,405.08	2.03%
	11	\$ 6,076,272.44	\$ -	\$ 5,476,272.44	10.74%	\$ (170,133.81)	\$ 5,906,138.63	9.09%
	12	\$ 828,681.40	\$ -	\$ 228,681.40	0.45%	\$ (7,104.55)	\$ 821,576.86	1.26%
	13	\$ 2,382,540.18	\$ -	\$ 1,782,540.18	3.50%	\$ (55,378.97)	\$ 2,327,161.21	3.58%
	Subtotal	\$ 56,971,246.74	\$ 58,131.91	\$ 49,229,378.65	96.56%	\$ (1,471,299.22)	\$ 55,499,947.53	85.38%
Non-MSA Counties and Counties with Only Rural Places	1	\$ 668,830.67	\$ -	\$ 68,830.67	0.14%	\$ (2,138.39)	\$ 666,692.28	1.03%
	2	\$ 473,005.07	\$ 126,994.93	\$ -	0.00%	\$ 126,994.93	\$ 600,000.00	0.92%
	3	\$ 571,792.15	\$ 28,207.85	\$ -	0.00%	\$ 28,207.85	\$ 600,000.00	0.92%
	4	\$ 1,516,481.35	\$ -	\$ 916,481.35	1.80%	\$ (28,472.74)	\$ 1,488,008.61	2.29%
	5	\$ 1,002,112.18	\$ -	\$ 402,112.18	0.79%	\$ (12,492.60)	\$ 989,619.58	1.52%
	6	\$ 471,767.44	\$ 128,232.56	\$ -	0.00%	\$ 128,232.56	\$ 600,000.00	0.92%
	7	\$ 233,461.13	\$ 366,538.87	\$ -	0.00%	\$ 366,538.87	\$ 600,000.00	0.92%
	8	\$ 644,950.54	\$ -	\$ 44,950.54	0.09%	\$ (1,396.50)	\$ 643,554.04	0.99%
	9	\$ 479,031.61	\$ 120,968.39	\$ -	0.00%	\$ 120,968.39	\$ 600,000.00	0.92%
	10	\$ 624,933.90	\$ -	\$ 24,933.90	0.05%	\$ (774.63)	\$ 624,159.27	0.96%
	11	\$ 897,253.60	\$ -	\$ 297,253.60	0.58%	\$ (9,234.91)	\$ 888,018.68	1.37%
	12	\$ 388,794.82	\$ 211,205.18	\$ -	0.00%	\$ 211,205.18	\$ 600,000.00	0.92%
	13	\$ 56,338.80	\$ 543,661.20	\$ -	0.00%	\$ 543,661.20	\$ 600,000.00	0.92%
	Subtotal	\$ 8,028,753.26	\$ 1,525,808.99	\$ 1,754,562.24	3.44%	\$ 1,471,299.22	\$ 9,500,052.47	14.62%
Total	\$ 65,000,000.00	\$ 1,583,940.89	\$ 50,983,940.89	100.00%	\$ -	\$ 65,000,000.00	100.00%	

Subregion Allocation Floor: \$600,000.00

Texas Department of Housing and Community Affairs
 Example 2020 HOME MF Regional Allocation Formula

Table 1 - Raw Data

	Region	Individuals at or Below 200% Poverty	HH at or Below 200% Poverty	Cost-Burdened Renters	Overcrowded Renters	Vacant Units For Rent
MSA Counties with Urban Places	1	27,108	9,545	3,381	570	634
	2	17,109	6,024	1,659	172	525
	3	473,807	166,833	82,167	9,718	11,209
	4	107,033	37,688	12,345	1,396	2,137
	5	61,123	21,522	6,633	803	1,593
	6	128,105	45,107	18,052	2,209	3,767
	7	254,014	89,442	47,702	5,707	7,144
	8	131,691	46,370	18,860	2,178	4,697
	9	92,486	32,565	11,743	1,865	2,429
	10	81,603	28,733	10,643	2,382	2,449
	11	110,454	38,892	5,460	2,821	2,578
	12	57,097	20,105	8,399	2,734	1,468
	13	89,835	31,632	4,746	1,287	620
	Subtotal	1,631,465	574,460	223,697	33,687	39,834
Non-MSA Counties and Counties with Only Rural Places	1	123,473	43,476	9,479	2,425	3,290
	2	98,556	34,703	7,275	1,061	2,990
	3	92,052	32,413	11,329	1,632	2,475
	4	252,899	89,049	23,200	4,051	5,885
	5	155,723	54,832	17,262	2,197	3,442
	6	69,391	24,433	9,291	1,154	1,604
	7	37,734	13,287	3,779	628	868
	8	105,173	37,033	8,873	1,357	2,121
	9	74,659	26,288	6,473	1,488	1,429
	10	97,406	34,298	9,590	2,380	2,136
	11	151,279	53,267	8,593	3,280	2,846
	12	63,264	22,276	5,073	1,022	1,258
	13	12,643	4,452	1,040	206	454
	Subtotal	1,334,252	469,807	124,284	22,639	29,945
Total	2,965,717	1,044,267	347,981	56,326	69,779	

Variables from Participating Jurisdictions (PJs) are not counted for HOME Program RAFs.

Texas Average HH Size: 2.84

Texas Department of Housing and Community Affairs
 Example 2020 HOME MF Regional Allocation Formula

Table 2 - Weights

	Region	Total Need Variables	% of Total Need Variables	Weighted	Total Availability Variable	% of Total Availability Variable	Weighted	Final Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	13,496	0.9%	\$ 174,034	634	0.9%	\$ (54,998)	\$ 119,035.62	0.95%
	2	7,855	0.5%	\$ 101,295	525	0.7%	\$ (45,543)	\$ 55,752.56	0.45%
	3	258,718	17.8%	\$ 3,336,210	11,209	15.6%	\$ (972,355)	\$ 2,363,854.54	18.91%
	4	51,429	3.5%	\$ 663,180	2,137	3.0%	\$ (185,380)	\$ 477,799.92	3.82%
	5	28,958	2.0%	\$ 373,420	1,593	2.2%	\$ (138,189)	\$ 235,230.60	1.88%
	6	65,368	4.5%	\$ 842,934	3,767	5.2%	\$ (326,779)	\$ 516,155.70	4.13%
	7	142,851	9.8%	\$ 1,842,077	7,144	9.9%	\$ (619,726)	\$ 1,222,351.62	9.78%
	8	67,408	4.6%	\$ 869,236	4,697	6.5%	\$ (407,454)	\$ 461,782.22	3.69%
	9	46,173	3.2%	\$ 595,414	2,429	3.4%	\$ (210,710)	\$ 384,703.28	3.08%
	10	41,758	2.9%	\$ 538,481	2,449	3.4%	\$ (212,445)	\$ 326,035.75	2.61%
	11	47,173	3.2%	\$ 608,306	2,578	3.6%	\$ (223,636)	\$ 384,669.92	3.08%
	12	31,238	2.1%	\$ 402,813	1,468	2.0%	\$ (127,346)	\$ 275,467.17	2.20%
	13	37,665	2.6%	\$ 485,696	620	0.9%	\$ (53,784)	\$ 431,912.28	3.46%
	Subtotal	840,092	57.8%	\$ 10,833,095	41,250	57.3%	\$ (3,578,344)	\$ 7,254,751.18	58.04%
Non-MSA Counties and Counties with Only Rural Places	1	55,380	3.8%	\$ 714,138	3,290	4.6%	\$ (285,400)	\$ 428,737.92	3.43%
	2	43,039	3.0%	\$ 554,991	2,990	4.2%	\$ (259,376)	\$ 295,615.73	2.36%
	3	45,374	3.1%	\$ 585,100	2,475	3.4%	\$ (214,701)	\$ 370,399.14	2.96%
	4	116,300	8.0%	\$ 1,499,704	5,885	8.2%	\$ (510,510)	\$ 989,193.31	7.91%
	5	74,291	5.1%	\$ 957,993	3,442	4.8%	\$ (298,586)	\$ 659,407.48	5.28%
	6	34,878	2.4%	\$ 449,762	1,604	2.2%	\$ (139,143)	\$ 310,619.04	2.48%
	7	17,694	1.2%	\$ 228,162	868	1.2%	\$ (75,297)	\$ 152,864.62	1.22%
	8	47,263	3.3%	\$ 609,460	2,121	2.9%	\$ (183,992)	\$ 425,467.65	3.40%
	9	34,249	2.4%	\$ 441,650	1,429	2.0%	\$ (123,962)	\$ 317,687.94	2.54%
	10	46,268	3.2%	\$ 596,631	2,136	3.0%	\$ (185,293)	\$ 411,337.59	3.29%
	11	65,140	4.5%	\$ 839,992	2,846	4.0%	\$ (246,884)	\$ 593,108.45	4.74%
	12	28,371	2.0%	\$ 365,849	1,258	1.7%	\$ (109,129)	\$ 256,720.01	2.05%
	13	5,698	0.4%	\$ 73,473	454	0.6%	\$ (39,383)	\$ 34,089.93	0.27%
	Subtotal	613,945	42.2%	\$ 7,916,905	30,798	42.7%	\$ (2,671,656)	\$ 5,245,248.82	41.96%
Total	1,454,037	100%	\$ 18,750,000	72,048	100%	\$ (6,250,000)	\$ 12,500,000.00	100.00%	

Variables from Participating Jurisdictions (PJs) are not counted for HOME Program RAFs.

Total Sample Allocation: \$12,500,000
 Weight of Need Variables: 150%
 Weight of Availability Variables: -50%

Texas Department of Housing and Community Affairs
Example 2020 SHTF Regional Allocation Formula

Table 1 - Raw Data

	Region	Individuals at or Below 200% Poverty	HH at or Below 200% Poverty	Cost-Burdened Owners	Cost-Burdened Renters	Over-crowded Owners	Over-crowded Renters	Total Units Lacking Plumbing	Total Units Lacking Kitchen	Vacant Units For Sale	Vacant Units For Rent	Land Area	Total Population	Inverse Population Density
MSA Counties with Urban Places	1	198,101	69,754	15,797	38,557	2,867	4,453	4,165	7,863	1,860	8,155	2,716	549,824	0.005
	2	100,682	35,451	7,908	17,840	968	1,448	4,955	5,911	1,556	4,356	2,472	287,118	0.009
	3	2,267,041	798,254	259,374	448,972	41,205	76,635	27,929	59,070	18,250	76,183	9,603	7,166,493	0.001
	4	185,875	65,449	14,022	27,875	3,171	2,426	7,144	8,594	2,444	5,770	2,663	479,820	0.006
	5	138,438	48,746	10,889	19,980	2,065	1,777	7,505	6,433	1,781	4,074	2,101	394,476	0.005
	6	2,198,617	774,161	224,538	404,982	42,352	72,179	36,272	54,155	20,545	78,106	7,612	6,606,916	0.001
	7	543,279	191,295	77,829	140,186	9,307	19,310	6,510	12,782	5,701	20,400	4,220	2,000,590	0.002
	8	337,568	118,862	25,706	67,250	3,959	6,148	7,298	11,798	3,679	14,420	4,438	892,748	0.005
	9	798,853	281,286	76,865	131,124	12,432	18,421	14,190	21,866	6,895	24,284	4,498	2,260,847	0.002
	10	199,067	70,094	16,005	33,332	4,088	5,664	7,194	9,981	2,117	6,278	2,666	541,701	0.005
	11	880,047	309,876	44,451	67,059	27,493	25,080	20,771	15,922	4,660	12,574	5,823	1,529,364	0.004
	12	126,306	44,474	11,989	20,885	3,357	4,295	4,530	5,868	1,180	4,254	4,235	438,080	0.010
	13	400,785	141,121	29,897	45,922	7,203	7,743	3,470	7,760	3,307	11,293	1,013	834,825	0.001
	Subtotal	8,374,659	2,948,824	815,270	1,463,964	160,467	245,579	151,933	228,003	73,975	270,147	54,060	23,982,802	0.056
Non-MSA Counties and Counties with Only Rural Places	1	123,473	43,476	5,942	9,479	2,824	2,425	9,113	12,911	1,522	3,290	36,633	315,872	0.116
	2	98,556	34,703	6,892	7,275	1,325	1,061	11,734	12,680	1,963	2,990	24,831	261,516	0.095
	3	92,052	32,413	7,882	11,329	1,841	1,632	4,072	6,609	2,374	2,475	5,417	254,283	0.021
	4	253,421	89,233	20,612	23,264	4,540	4,051	13,222	17,450	3,647	5,915	12,756	652,018	0.020
	5	155,723	54,832	9,429	17,262	2,789	2,197	11,114	11,712	2,455	3,442	9,910	380,459	0.026
	6	69,391	24,433	4,543	9,291	1,574	1,154	4,162	3,929	876	1,604	4,577	199,197	0.023
	7	37,734	13,287	4,530	3,779	722	628	2,812	3,941	942	868	4,217	118,114	0.036
	8	105,173	37,033	8,428	8,873	2,443	1,357	8,322	9,364	2,221	2,121	12,672	284,198	0.045
	9	74,659	26,288	7,054	6,473	2,373	1,488	4,692	4,993	1,360	1,429	6,857	227,521	0.030
	10	97,406	34,298	4,766	9,590	3,028	2,380	8,110	7,242	884	2,136	14,905	249,750	0.060
	11	151,279	53,267	5,414	8,593	4,515	3,280	7,431	6,422	821	2,846	18,214	277,890	0.066
	12	63,264	22,276	3,175	5,073	1,306	1,022	5,734	6,758	855	1,258	35,496	191,386	0.185
	13	12,643	4,452	501	1,040	281	206	1,330	1,501	239	454	20,687	24,606	0.841
	Subtotal	1,334,774	469,991	89,168	121,321	29,561	22,881	91,848	105,512	20,159	30,828	207,172	3,436,810	1.563
	Total	9,709,433	3,418,814	904,438	1,585,285	190,028	268,460	243,781	333,515	94,134	300,975	261,232	27,419,612	1.618

Texas Average HH Size: 2.84

Texas Department of Housing and Community Affairs
Example 2020 SHTF Regional Allocation Formula

Table 2 - Weights

	Region	Total Need Variables	% of Total Need Variables	Weighted	Total Availability Variables	% of Total Availability Variables	Weighted	Regional Coverage Factor	% of Total Regional Coverage Factor	Weighted	Final Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	143,456	2.1%	\$ 61,974	10,015	2.5%	\$ (15,208)	0.005	0.3%	\$ 1,831	\$ 48,597	1.62%
	2	74,481	1.1%	\$ 32,177	5,912	1.5%	\$ (8,978)	0.009	0.5%	\$ 3,192	\$ 26,391	0.88%
	3	1,711,439	24.6%	\$ 739,355	94,433	23.9%	\$ (143,403)	0.001	0.1%	\$ 497	\$ 596,449	19.88%
	4	128,681	1.9%	\$ 55,591	8,214	2.1%	\$ (12,474)	0.006	0.3%	\$ 2,058	\$ 45,175	1.51%
	5	97,395	1.4%	\$ 42,075	5,855	1.5%	\$ (8,891)	0.005	0.3%	\$ 1,974	\$ 35,158	1.17%
	6	1,608,639	23.2%	\$ 694,944	98,651	25.0%	\$ (149,808)	0.001	0.1%	\$ 427	\$ 545,563	18.19%
	7	457,219	6.6%	\$ 197,522	26,101	6.6%	\$ (39,636)	0.002	0.1%	\$ 782	\$ 158,668	5.29%
	8	241,021	3.5%	\$ 104,123	18,099	4.6%	\$ (27,485)	0.005	0.3%	\$ 1,843	\$ 78,482	2.62%
	9	556,184	8.0%	\$ 240,276	31,179	7.9%	\$ (47,347)	0.002	0.1%	\$ 738	\$ 193,666	6.46%
	10	146,358	2.1%	\$ 63,228	8,395	2.1%	\$ (12,748)	0.005	0.3%	\$ 1,825	\$ 52,304	1.74%
	11	510,652	7.4%	\$ 220,605	17,234	4.4%	\$ (26,171)	0.004	0.2%	\$ 1,412	\$ 195,846	6.53%
	12	95,398	1.4%	\$ 41,213	5,434	1.4%	\$ (8,252)	0.010	0.6%	\$ 3,584	\$ 36,545	1.22%
	13	243,116	3.5%	\$ 105,028	14,600	3.7%	\$ (22,171)	0.001	0.1%	\$ 450	\$ 83,307	2.78%
	Subtotal	6,014,040	86.6%	\$ 2,598,111	344,122	87.1%	\$ (522,573)	0.056	3.4%	\$ 20,613	\$ 2,096,151	69.87%
Non-MSA Counties and Counties with Only Rural Places	1	86,170	1.2%	\$ 37,226	4,812	1.2%	\$ (7,307)	0.116	7.2%	\$ 42,999	\$ 72,918	2.43%
	2	75,670	1.1%	\$ 32,690	4,953	1.3%	\$ (7,521)	0.095	5.9%	\$ 35,204	\$ 60,373	2.01%
	3	65,778	0.9%	\$ 28,416	4,849	1.2%	\$ (7,364)	0.021	1.3%	\$ 7,899	\$ 28,952	0.97%
	4	172,372	2.5%	\$ 74,466	9,562	2.4%	\$ (14,521)	0.020	1.2%	\$ 7,254	\$ 67,199	2.24%
	5	109,335	1.6%	\$ 47,234	5,897	1.5%	\$ (8,955)	0.026	1.6%	\$ 9,657	\$ 47,936	1.60%
	6	49,086	0.7%	\$ 21,206	2,480	0.6%	\$ (3,766)	0.023	1.4%	\$ 8,520	\$ 25,960	0.87%
	7	29,699	0.4%	\$ 12,830	1,810	0.5%	\$ (2,749)	0.036	2.2%	\$ 13,236	\$ 23,317	0.78%
	8	75,820	1.1%	\$ 32,755	4,342	1.1%	\$ (6,594)	0.045	2.8%	\$ 16,532	\$ 42,693	1.42%
	9	53,361	0.8%	\$ 23,053	2,789	0.7%	\$ (4,235)	0.030	1.9%	\$ 11,174	\$ 29,991	1.00%
	10	69,414	1.0%	\$ 29,987	3,020	0.8%	\$ (4,586)	0.060	3.7%	\$ 22,127	\$ 47,528	1.58%
	11	88,922	1.3%	\$ 38,415	3,667	0.9%	\$ (5,569)	0.066	4.1%	\$ 24,302	\$ 57,148	1.90%
	12	45,344	0.7%	\$ 19,589	2,113	0.5%	\$ (3,209)	0.185	11.5%	\$ 68,765	\$ 85,146	2.84%
	13	9,311	0.1%	\$ 4,022	693	0.2%	\$ (1,052)	0.841	52.0%	\$ 311,719	\$ 314,689	10.49%
	Subtotal	930,282	13.4%	\$ 401,889	50,987	12.9%	\$ (77,427)	1.563	96.6%	\$ 579,387	\$ 903,849	30.13%
	Total	6,944,321	100%	\$ 3,000,000	395,109	100%	\$ (600,000)	1.618	100.0%	\$ 600,000	\$ 3,000,000	100.00%

Total Sample Allocation: \$3,000,000

Weight of Need Variables: 100%

Weight of Availability Variables: -20%

Weight of Regional Coverage Factor: 20%

Texas Department of Housing and Community Affairs
 Example 2020 HOME SF Regional Allocation Formula

Table 1 - Raw Data

	Region	Individuals at or Below 200% Poverty	HH at or Below 200% Poverty	Cost-Burdened Owners	Cost-Burdened Renters	Over-crowded Owners	Over-crowded Renters	Total Units Lacking Plumbing	Total Units Lacking Kitchen	Vacant Units For Sale	Vacant Units For Rent	Land Area	Total Population	Inverse Population Density
MSA Counties with Urban Places	1	27,108	9,545	2,977	3,381	395	570	1,233	1,670	357	634	2,494	104,678	0.024
	2	17,109	6,024	2,181	1,659	242	172	1,697	1,790	387	525	2,293	59,735	0.038
	3	473,807	166,833	85,100	82,167	9,631	9,718	10,448	19,574	5,825	11,209	7,665	2,128,494	0.004
	4	107,033	37,688	9,045	12,345	1,918	1,396	6,275	6,731	1,549	2,137	2,557	297,704	0.009
	5	61,123	21,522	6,133	6,633	1,160	803	3,724	3,529	1,081	1,593	1,941	220,875	0.009
	6	128,105	45,107	14,218	18,052	3,318	2,209	3,777	4,345	2,138	3,767	2,606	439,088	0.006
	7	254,014	89,442	46,354	47,702	5,701	5,707	4,174	7,320	3,766	7,144	3,922	1,083,684	0.004
	8	131,691	46,370	12,761	18,860	1,795	2,178	4,393	6,948	1,765	4,697	4,202	431,051	0.010
	9	92,486	32,565	14,539	11,743	1,906	1,865	2,848	3,729	1,243	2,429	3,258	368,843	0.009
	10	81,603	28,733	6,413	10,643	1,613	2,382	4,154	5,494	759	2,449	2,508	218,975	0.011
	11	110,454	38,892	4,925	5,460	3,613	2,821	3,931	2,637	643	2,578	3,991	186,993	0.021
	12	57,097	20,105	6,131	8,399	1,894	2,734	2,170	2,830	526	1,468	4,136	223,015	0.019
	13	89,835	31,632	5,548	4,746	2,752	1,287	1,040	1,977	495	620	757	156,559	0.005
	Subtotal	1,631,465	574,460	216,325	231,790	35,938	33,842	49,864	68,574	20,534	41,250	42,330	5,919,694	0.168
Non-MSA Counties and Counties with Only Rural Places	1	123,473	43,476	5,942	9,479	2,824	2,425	9,113	12,911	1,522	3,290	36,633	315,872	0.116
	2	98,556	34,703	6,892	7,275	1,325	1,061	11,734	12,680	1,963	2,990	24,831	261,516	0.095
	3	92,052	32,413	7,882	11,329	1,841	1,632	4,072	6,609	2,374	2,475	5,417	254,283	0.021
	4	252,899	89,049	20,524	23,200	4,540	4,051	13,196	17,424	3,647	5,885	12,753	649,354	0.020
	5	155,723	54,832	9,429	17,262	2,789	2,197	11,114	11,712	2,455	3,442	9,910	380,459	0.026
	6	69,391	24,433	4,543	9,291	1,574	1,154	4,162	3,929	876	1,604	4,577	199,197	0.023
	7	37,734	13,287	4,530	3,779	722	628	2,812	3,941	942	868	4,217	118,114	0.036
	8	105,173	37,033	8,428	8,873	2,443	1,357	8,322	9,364	2,221	2,121	12,672	284,198	0.045
	9	74,659	26,288	7,054	6,473	2,373	1,488	4,692	4,993	1,360	1,429	6,857	227,521	0.030
	10	97,406	34,298	4,766	9,590	3,028	2,380	8,110	7,242	884	2,136	14,903	249,750	0.060
	11	151,279	53,267	5,414	8,593	4,515	3,280	7,431	6,422	821	2,846	18,214	277,890	0.066
	12	63,264	22,276	3,175	5,073	1,306	1,022	5,734	6,758	855	1,258	35,496	191,386	0.185
	13	12,643	4,452	501	1,040	281	206	1,330	1,501	239	454	20,687	24,606	0.841
	Subtotal	1,334,252	469,807	89,080	121,257	29,561	22,881	91,822	105,486	20,159	30,798	207,166	3,434,146	1.563
	Total	2,965,717	1,044,267	305,405	353,047	65,499	56,723	141,686	174,060	40,693	72,048	249,496	9,353,840	1.730

Variables from Participating Jurisdictions (PJs) are not counted for HOME Program RAFs.

Texas Average HH Size: 2.84

Texas Department of Housing and Community Affairs
 Example 2020 HOME SF Regional Allocation Formula

Table 2 - Weights

	Region	Total Need Variables	% of Total Need Variables	Weighted	Total Availability Variables	% of Total Availability Variables	Weighted	Regional Coverage Factor	% of Total Regional Coverage Factor	Weighted	Initial Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	19,771	0.9%	\$ 138,538	991	0.9%	\$ (26,370)	0.024	1.4%	\$ 41,304	\$ 153,471	1.02%
	2	13,765	0.6%	\$ 96,455	912	0.8%	\$ (24,268)	0.038	2.2%	\$ 66,555	\$ 138,742	0.92%
	3	383,471	17.9%	\$ 2,687,022	17,034	15.1%	\$ (453,269)	0.004	0.2%	\$ 6,244	\$ 2,239,997	14.93%
	4	75,398	3.5%	\$ 528,319	3,686	3.3%	\$ (98,083)	0.009	0.5%	\$ 14,890	\$ 445,125	2.97%
	5	43,504	2.0%	\$ 304,838	2,674	2.4%	\$ (71,154)	0.009	0.5%	\$ 15,235	\$ 248,919	1.66%
	6	91,026	4.3%	\$ 637,831	5,905	5.2%	\$ (157,130)	0.006	0.3%	\$ 10,291	\$ 490,992	3.27%
	7	206,400	9.6%	\$ 1,446,262	10,910	9.7%	\$ (290,311)	0.004	0.2%	\$ 6,275	\$ 1,162,225	7.75%
	8	93,305	4.4%	\$ 653,798	6,462	5.7%	\$ (171,952)	0.010	0.6%	\$ 16,902	\$ 498,749	3.32%
	9	69,195	3.2%	\$ 484,860	3,672	3.3%	\$ (97,711)	0.009	0.5%	\$ 15,316	\$ 402,465	2.68%
	10	59,432	2.8%	\$ 416,449	3,208	2.8%	\$ (85,364)	0.011	0.7%	\$ 19,858	\$ 350,943	2.34%
	11	62,279	2.9%	\$ 436,397	3,221	2.9%	\$ (85,710)	0.021	1.2%	\$ 37,009	\$ 387,696	2.58%
	12	44,263	2.1%	\$ 310,152	1,994	1.8%	\$ (53,060)	0.019	1.1%	\$ 32,157	\$ 289,249	1.93%
	13	48,982	2.3%	\$ 343,222	1,115	1.0%	\$ (29,670)	0.005	0.3%	\$ 8,389	\$ 321,941	2.15%
	Subtotal	1,210,793	56.6%	\$ 8,484,142	61,784	54.8%	\$ (1,644,051)	0.168	9.7%	\$ 290,425	\$ 7,130,515	47.54%
Non-MSA Counties and Counties with Only Rural Places	1	86,170	4.0%	\$ 603,804	4,812	4.3%	\$ (128,046)	0.116	6.7%	\$ 201,082	\$ 676,840	4.51%
	2	75,670	3.5%	\$ 530,226	4,953	4.4%	\$ (131,798)	0.095	5.5%	\$ 164,629	\$ 563,057	3.75%
	3	65,778	3.1%	\$ 460,911	4,849	4.3%	\$ (129,030)	0.021	1.2%	\$ 36,938	\$ 368,818	2.46%
	4	171,984	8.0%	\$ 1,205,108	9,532	8.5%	\$ (253,643)	0.020	1.1%	\$ 34,051	\$ 985,516	6.57%
	5	109,335	5.1%	\$ 766,121	5,897	5.2%	\$ (156,917)	0.026	1.5%	\$ 45,162	\$ 654,366	4.36%
	6	49,086	2.3%	\$ 343,954	2,480	2.2%	\$ (65,992)	0.023	1.3%	\$ 39,843	\$ 317,804	2.12%
	7	29,699	1.4%	\$ 208,101	1,810	1.6%	\$ (48,163)	0.036	2.1%	\$ 61,897	\$ 221,835	1.48%
	8	75,820	3.5%	\$ 531,276	4,342	3.9%	\$ (115,539)	0.045	2.6%	\$ 77,311	\$ 493,048	3.29%
	9	53,361	2.5%	\$ 373,908	2,789	2.5%	\$ (74,214)	0.030	1.7%	\$ 52,254	\$ 351,948	2.35%
	10	69,414	3.2%	\$ 486,390	3,020	2.7%	\$ (80,361)	0.060	3.4%	\$ 103,459	\$ 509,488	3.40%
	11	88,922	4.2%	\$ 623,087	3,667	3.3%	\$ (97,578)	0.066	3.8%	\$ 113,646	\$ 639,155	4.26%
	12	45,344	2.1%	\$ 317,730	2,113	1.9%	\$ (56,226)	0.185	10.7%	\$ 321,576	\$ 583,080	3.89%
	13	9,311	0.4%	\$ 65,241	693	0.6%	\$ (18,440)	0.841	48.6%	\$ 1,457,729	\$ 1,504,530	10.03%
	Subtotal	929,894	43.4%	\$ 6,515,858	50,957	45.2%	\$ (1,355,949)	1.563	90.3%	\$ 2,709,575	\$ 7,869,485	52.46%
	Total	2,140,687	100%	\$ 15,000,000	112,741	100%	\$ (3,000,000)	1.730	100.0%	\$ 3,000,000	\$ 15,000,000	100.00%

Variables from Participating Jurisdictions (PJs) are not counted for HOME Program RAFs.

Total Sample Allocation: \$15,000,000
 Weight of Need Variables: 100%
 Weight of Availability Variables: -20%
 Weight of Regional Coverage Factor: 20%

Texas Department of Housing and Community Affairs
 Example 2020 HOME SF Regional Allocation Formula

Table 3 - Supplemental Allocation

	Region	Initial Subregion Amount	Supplemental Amount Needed to Reach Subregion Floor	Final Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	\$ 153,471.43	\$ -	\$ 153,471.43	1.02%
	2	\$ 138,741.57	\$ -	\$ 138,741.57	0.92%
	3	\$ 2,239,996.69	\$ -	\$ 2,239,996.69	14.93%
	4	\$ 445,125.48	\$ -	\$ 445,125.48	2.97%
	5	\$ 248,919.25	\$ -	\$ 248,919.25	1.66%
	6	\$ 490,991.77	\$ -	\$ 490,991.77	3.27%
	7	\$ 1,162,225.47	\$ -	\$ 1,162,225.47	7.75%
	8	\$ 498,748.51	\$ -	\$ 498,748.51	3.32%
	9	\$ 402,465.29	\$ -	\$ 402,465.29	2.68%
	10	\$ 350,942.96	\$ -	\$ 350,942.96	2.34%
	11	\$ 387,696.27	\$ -	\$ 387,696.27	2.58%
	12	\$ 289,249.06	\$ -	\$ 289,249.06	1.93%
	13	\$ 321,940.88	\$ -	\$ 321,940.88	2.15%
	Subtotal	\$ 7,130,514.64	\$ -	\$ 7,130,514.64	47.54%
Non-MSA Counties and Counties with Only Rural Places	1	\$ 676,840.33	\$ -	\$ 676,840.33	4.51%
	2	\$ 563,057.17	\$ -	\$ 563,057.17	3.75%
	3	\$ 368,818.11	\$ -	\$ 368,818.11	2.46%
	4	\$ 985,516.30	\$ -	\$ 985,516.30	6.57%
	5	\$ 654,366.01	\$ -	\$ 654,366.01	4.36%
	6	\$ 317,804.20	\$ -	\$ 317,804.20	2.12%
	7	\$ 221,834.91	\$ -	\$ 221,834.91	1.48%
	8	\$ 493,048.19	\$ -	\$ 493,048.19	3.29%
	9	\$ 351,947.56	\$ -	\$ 351,947.56	2.35%
	10	\$ 509,487.86	\$ -	\$ 509,487.86	3.40%
	11	\$ 639,155.26	\$ -	\$ 639,155.26	4.26%
	12	\$ 583,079.67	\$ -	\$ 583,079.67	3.89%
	13	\$ 1,504,529.80	\$ -	\$ 1,504,529.80	10.03%
	Subtotal	\$ 7,869,485.36	\$ -	\$ 7,869,485.36	52.46%
Total	\$ 15,000,000.00	\$ -	\$ 15,000,000.00	100.00%	

Variables from Participating Jurisdictions (PJs) are not counted for HOME Program RAFs.

Subregion Allocation Floor: \$100,000.00

1k

BOARD ACTION REQUEST
BOND FINANCE DIVISION
JULY 25, 2019

Presentation, discussion, and possible action on Resolution No. 19-039 authorizing the filing of one or more applications for reservation to the Texas Bond Review Board with respect to Qualified Mortgage Bonds and containing other provisions relating to the subject

RECOMMENDED ACTION

Adopt attached resolution.

BACKGROUND

An allocation of private activity bond authority, also known as volume cap, is required for the issuance of tax-exempt, single family mortgage revenue bonds (SFMRBs) and for the issuance of mortgage credit certificates (MCCs). In 2019, the State of Texas received just over \$3 billion in volume cap for all private activity purposes, of which \$281,334,337 was set-aside for the Department for single family activity until August 7, 2019.

Staff is requesting authorization to submit one or more applications for reservation of volume cap, to include (i) one or more applications for reservation totaling \$281,334,337 (TDHCA's single family set-aside), (ii) one or more applications for reservation for up to \$275,000,000 (50% of the unused single family set-aside), available to single family issuers on a first-come, first-served basis between August 6 and August 14, 2019, and (iii) one or more applications for reservation for up to \$700,000,000 from unused set-asides across all private activity categories, made available to all private activity issuers on a first-come, first-served basis on August 15, 2019.

Staff will return to the Board at a later date with requests for approval to use awarded volume cap in connection with additional bond or MCC transactions.

The following chart outlines the Department's projected sources and uses of reservation amounts for which authorization is requested.

VOLUME CAP PROJECTED SOURCES

Beginning Volume Cap Balance as of July 25, 2019 (Carryforward)	\$ 348,129,955
<u>Applications for Reservation of Volume Cap</u>	
<i>On or prior to August 6, 2019</i>	
TDHCA 2019 Private Activity Bond Allocation (Set-Aside)	\$ 281,334,337
<i>Between August 7, 2019 and August 14, 2019</i>	
Unused Set-Aside, Single Family	275,000,000
<i>On or after August 15, 2019</i>	
Unused Set-Aside, All Private Activity Categories	700,000,000
Total Applications for Reservation of Volume Cap	1,256,334,337
TOTAL PROJECTED VOLUME CAP SOURCES	\$ 1,604,464,292

VOLUME CAP PROJECTED USES

2019 Series B Single Family Mortgage Revenue Bonds (Nov 2019)	\$ 175,000,000
2019 Mortgage Credit Certificate Program	450,000,000
2020 Single Family Mortgage Revenue Bond Program	525,000,000
2020 Mortgage Credit Certificate Program	454,464,292
TOTAL PROJECTED VOLUME CAP USES	\$ 1,604,464,292

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

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

WHEREAS, the Board has determined to authorize the filing of one or more Applications for Reservation in the maximum aggregate amount of \$1,256,334,337 with respect to qualified mortgage bonds;

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

ARTICLE 1

APPROVAL OF CERTAIN ACTIONS

Section 1.1 Applications for Reservation. The Board hereby authorizes Bracewell LLP, as Bond Counsel to the Department, to file on its behalf with the Bond Review Board one or more Applications for Reservation in the maximum aggregate amount of \$1,256,334,337 with respect to qualified mortgage bonds, together with any other documents and opinions required by the Bond Review Board as a condition to the granting of one or more Reservations.

Section 1.2 Authorization of Certain Actions. The Authorized Representatives of the Department named in this Resolution are hereby authorized to take such actions on behalf of the Department as may be necessary to carry out the purposes of this Resolution, including the submission of any carryforward designation requests for such Reservations.

Section 1.3 Authorized Representatives. The following persons are 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 1: the Chair or Vice Chair of the Board, the Executive Director or Acting Director of the Department, the Director of Administration of the Department, the Director of Financial Administration of the Department, the Director of Bond Finance and Chief Investment Officer of the Department, the Director of Texas Homeownership of the Department and the Secretary or Assistant Secretary to the Board. Such persons are referred to herein collectively as the "Authorized Representatives." Any one of the Authorized Representatives is authorized to act individually as set forth in this Resolution.

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BOARD ACTION REQUEST

BOND FINANCE DIVISION

JULY 25, 2019

Presentation, discussion, and possible action on Resolution No. 19-040 Authorizing the Execution of an Escrow Agreement relating to the Multifamily Housing Mortgage Revenue Bonds for Green Crest Apartments aka City Parc II @ West Oaks Series 2002

RECOMMENDED ACTION

WHEREAS, the Department issued Series 2002 Multifamily Housing Mortgage Revenue Bonds in the aggregate principal amount of \$12,500,000 to the Green Crest Apartments aka City Parc II @ West Oaks development in Houston to construct 192 units of affordable multifamily rental housing;

WHEREAS, the Borrower is requesting the Department's approval to enter into an Escrow Agreement among, the Department as Bond Issuer, the Owner and Wells Fargo Bank, National Association as Escrow Agent;

WHEREAS, the Escrow Agreement would provide for the defeasance, payment and discharge of all the outstanding Series 2002 Multifamily Housing Mortgage Revenue Bonds; and

WHEREAS, the Escrow Agreement will provide for the purchase of escrowed securities and funds to be used to pay required debt service on the defeased bonds, until the scheduled maturity on November 1, 2019;

NOW, therefore, it is hereby

RESOLVED, that Resolution No. 19-040 relating to the Escrow Agreement for Green Crest Apartments is hereby conditionally approved as presented to this meeting; and

FURTHER RESOLVED, that staff is authorized, empowered and directed for and on behalf of the Department to execute and deliver such documents, instruments, and writings and perform such acts and deeds as may be necessary to effectuate the foregoing.

BACKGROUND

The bonds for Green Crest Apartments were originally issued through the Department in November 2002 in the amount of \$12,500,000. The original financing structure included

privately placed bonds with Charter Municipal Mortgage Acceptance Company and as such were unrated with no credit enhancement.

The Board previously approved modifications to some aspects of the financing structure associated with the original bond covenants in June 2014. These modifications were memorialized in the form of a Supplemental Trust Indenture and included lower interest rates along with a modified maturity and amortization. These modifications helped alleviate the need to fund operating deficits, and reduce the default risk to Freddie Mac as the lender.

As part of the current proposal, the borrower has requested the Department enter into an Escrow Agreement that would provide for the bonds to be defeased in accordance with the terms of the Trust Indenture, dated November 2002 and Supplemental Trust Indenture dated July 2014. The tax-exempt bonds would be defeased until the first call date of November 1, 2019, and funds will be provided that will pay the required debt service on the defeased bonds. The proceeds to fund the escrow will come from the sale of the property, which is tentatively set occur on August 5, 2019. This approval is conditioned upon the Acting Director's approval of the Ownership Transfer Request, in accordance with 10 TAC §10.406.

RESOLUTION NO. 19-040

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT IN CONNECTION WITH MULTIFAMILY HOUSING MORTGAGE REVENUE BONDS (GREEN CREST APARTMENTS) SERIES 2002; 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 persons and families of low, very low and extremely low income and families of moderate income (all as defined in the Act); 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, very low and extremely 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 development 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, the Department has previously issued its Multifamily Housing Mortgage Revenue Bonds (Green Crest Apartments) Series 2002 in the original principal amount of \$12,500,000 (the "Bonds") pursuant to the terms and provisions of that certain Trust Indenture dated as of November 1, 2002, as supplemented by a Supplemental Trust Indenture and Modification Agreement dated as of July 1, 2014 (collectively, the "Indenture"), between the Department and Wells Fargo Bank, National Association, successor trustee to Wells Fargo Bank Texas, N.A., as trustee (the "Trustee"); and

WHEREAS, the proceeds of the Bonds were loaned to Finlay Interests 34, Ltd., a limited partnership organized and existing under the laws of the State of Florida (the "Borrower") for the purpose of financing a portion of the costs of a multifamily housing development known as Green Crest Apartments, pursuant to that certain Loan Agreement dated as of November 1, 2002 (the "Loan Agreement") among the Department, the Borrower and the Trustee; and

WHEREAS, pursuant to the Loan Agreement and the Indenture, the Borrower has requested and the Department has determined to take certain actions to provide for defeasance of the Bonds and discharge of the Indenture; and

WHEREAS, to effectuate the defeasance of the Bonds, the Department has determined to enter into an Escrow Agreement (the "Escrow Agreement") among the Department, the Borrower and Wells Fargo Bank, National Association, as escrow agent (the "Escrow Agent"); and

WHEREAS, pursuant to the Escrow Agreement, the Borrower will deposit in trust with the Escrow Agent funds sufficient, together with purchase of certain government securities as described in a Verification Report to be provided by Causey Demgen & Moore P.C, to provide for the payment of the principal, redemption price, if any, and interest due or to become due on the Bonds at the times and in the manner specified in the Indenture; and

WHEREAS, the Board has examined the proposed form of the Escrow Agreement (which is attached to and comprises a part of this Resolution); has found the form and substance of such document 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 Article 1, to authorize the execution and delivery of the Escrow Agreement 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 THAT:

ARTICLE 1

APPROVAL OF DOCUMENTS AND CERTAIN ACTIONS

Section 1.1 Approval, Execution and Delivery of Escrow Agreement. The Escrow Agreement, in substantially the form presented at this meeting, is hereby approved and adopted by the Department, and the Authorized Representatives of the Department named in this Resolution are each hereby authorized and empowered to execute and deliver the Escrow Agreement on behalf of the Department, with such changes as may be approved by the Authorized Representative executing the same, such approval to be evidenced by such Authorized Representative's execution thereof.

Section 1.2 Taking of Any Action; Execution and Delivery of Other Documents. That the Authorized Representatives are each hereby authorized 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 1.3 Power to Revise Form of Documents. That, notwithstanding any other provision of this Resolution, the Authorized Representatives 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 Bracewell LLP, 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.

Section 1.4 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 A - Escrow Agreement

Section 1.5 Authorized Representatives. The following persons are 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 1: the Chair or Vice Chair of the Board, the Executive Director or Acting Director of the Department, the Director of Administration of the Department, the Director of Financial Administration of the Department, the Director of Bond Finance and Chief Investment Officer of the Department, the Director of Texas Homeownership of the Department and the Secretary or any Assistant Secretary to the Board. Such persons are referred to herein collectively as the "Authorized Representatives." Any one of the Authorized Representatives is authorized to act individually as set forth in this Resolution.

Section 1.6 Ratifying Other Actions. That all other actions taken by the Executive Director or Acting Director of the Department and the Department staff in connection with the execution of the Escrow Agreement and the redemption and defeasance of the Bonds are hereby ratified and confirmed.

ARTICLE 2

GENERAL PROVISIONS

Section 2.1 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 2.2 Certification of the Minutes and Records. That the Secretary or Assistant Secretary to the Board hereby is authorized to certify and authenticate minutes and other records on behalf of the Department for the Bonds and all other Department activities.

Section 2.3 Notice of Meeting. This resolution was considered and adopted at a meeting of the Governing Board that was noticed, convened, and conducted in full compliance

with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and with §2306.032 of the Texas Government Code, regarding meetings of the Governing Board.

Section 2.4 Effective Date. This resolution shall be in full force and effect from and upon its adoption.

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PASSED AND APPROVED this 25th day of July, 2019.

Chair, Governing Board

ATTEST:

Secretary to the Governing Board

(SEAL)

ESCROW AGREEMENT

Dated as of August [5], 2019

Among

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY
AFFAIRS,
as Issuer,**

**FINLAY INTERESTS 34, LTD.,
as Borrower,**

and

**WELLS FARGO BANK, N.A.,
as Escrow Agent**

**Providing for the Defeasance, Payment, and Discharge of Certain
Outstanding Multifamily Housing Revenue Bonds**

ESCROW AGREEMENT

This **ESCROW AGREEMENT** dated as of August [5], 2019 (the “*Agreement*”), among the **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**, a public and official agency of the State of Texas (the “*Issuer*”), **FINLAY INTERESTS 34, LTD.**, a Florida limited partnership (the “*Borrower*”), and **WELLS FARGO BANK, N.A.**, a national banking association, having a corporate trust office located in Minneapolis, Minnesota (the “*Escrow Agent*”).

RECITALS

1. The Borrower is providing for the defeasance, payment, and discharge of all of the Issuer’s outstanding Multifamily Housing Mortgage Revenue Bonds (Green Crest Apartments) Series 2002 (the “*Defeased Bonds*”).

2. The Defeased Bonds will mature (or will be subject to redemption prior to maturity) and will have interest payable as shown on **Schedule 1** hereto.

3. The Borrower is providing for (a) the defeasance and payment of the Defeased Bonds in accordance with the requirements of the hereinafter defined Indenture, through the deposit in trust with the Escrow Agent of \$[] provided by the Borrower, and (b) the purchase of the hereinafter defined Escrowed Securities as herein provided.

4. The Escrow Agent is, by this Agreement, appointed by the hereinafter defined Trustee and is acting as master escrow agent for the Defeased Bonds under this Agreement.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. *Definitions.*

Capitalized terms used in this Agreement and not otherwise defined have the meanings set forth in the Indenture. The following words and terms used in this Agreement shall have the following meanings:

“*Agreement*” means this Escrow Agreement, and any amendments hereto.

“*Bond Counsel*” means Bracewell LLP, or other firm of attorneys nationally recognized on the subject of municipal bonds and acceptable to the Issuer, the Borrower and the Escrow Agent.

“*Bond Payment Date*” means any date on which any principal of, redemption premium, or interest on any of the Defeased Bonds is due and payable as shown on **Schedule 1** attached hereto, including the Redemption Date.

“*Borrower*” means Finlay Interests 34, Ltd., a Florida limited partnership, and its successors and assigns.

“*Defeased Bonds*” means the outstanding Multifamily Housing Mortgage Revenue Bonds (Green Crest Apartments) Series 2002 of the Issuer, all of which are being defeased, paid and discharged pursuant to this Agreement.

“**Escrow Agent**” means Wells Fargo Bank, N.A., and its successor or successors at the time acting as the Escrow Agent under this Agreement.

“**Escrow Fund**” means the fund by that name established pursuant to **Section 3** of this Agreement.

“**Escrowed Securities**” means the direct non-callable obligations of the United States of America listed on **Schedule 2** attached hereto, and any Substitute Escrowed Securities.

“**Indenture**” means the Trust Indenture dated as of November 1, 2002, between the Issuer and the Trustee, as supplemented by a Supplemental Trust Indenture and Modification Agreement, dated as of July 1, 2014, among the Issuer, the Trustee, and the Borrower, under which the Defeased Bonds were issued, and any amendments or supplements thereto.

“**Issuer**” means the Texas Department of Housing and Community Affairs, the issuer of the Defeased Bonds, and its successors and assigns.

“**Redemption Date**” means November 1, 2019.

“**Substitute Escrowed Securities**” means any direct non-callable obligations of the United States of America which have been acquired by the Escrow Agent and substituted for Escrowed Securities in accordance with **Section 8** of this Agreement.

“**Trustee**” means Wells Fargo Bank, N.A., as successor in interest to Wells Fargo Bank Texas, N.A., and its successor or successors at the time acting as trustee for the Defeased Bonds pursuant to the Indenture.

“**Verification Report**” means the verification report of Causey Demgen & Moore P.C., certified public accountants, addressed to the Issuer, the Borrower, the Trustee, and the Escrow Agent, referred to in **Section 5** of this Agreement, a copy of which is attached hereto as **Exhibit A**.

2. Representations of the Escrow Agent.

(a) The Escrow Agent acknowledges receipt, concurrently with the execution and delivery of this Agreement, of copies of the Indenture and the Verification Report, and reference herein to or citation herein of any provisions of said documents shall be deemed to incorporate the same as a part hereof in the same manner and with the same effect as if they were fully set forth herein.

(b) The Escrow Agent is duly authorized and empowered under the laws of the State of Texas to accept and execute agreements of the character herein set forth, and has the requisite power and authority to perform the duties of the Escrow Agent set forth in this Agreement.

3. Establishment of Escrow Fund.

The Escrow Agent shall establish a special and irrevocable separate trust fund to be held in the custody of the Escrow Agent and designated as the “**Escrow Fund for Defeased Bonds – Finlay Interests 34, Ltd.**” (the “**Escrow Fund**”). Except as otherwise provided herein, moneys in the Escrow Fund shall be held in trust by the Escrow Agent and shall be applied solely for the purpose of purchasing Escrowed Securities and to provide funds to the Trustee in accordance with this Agreement at the times and in the amounts required to pay debt service on the Defeased Bonds.

4. Deposits to the Escrow Fund.

Concurrently with the execution and delivery of this Agreement, the Borrower has deposited or caused to be deposited with the Escrow Agent, and the Escrow Agent acknowledges receipt and deposit into the Escrow Fund of the following moneys:

- (a) moneys provided by the Borrower in the amount of \$[_____]; and
- (b) moneys transferred from funds held under the Indenture in the amount of \$[_____].

The Escrow Agent shall apply such amounts deposited in the Escrow Fund to purchase the Escrowed Securities at a purchase price of \$[_____] which shall be delivered to and deposited in the Escrow Fund, leaving an initial cash balance of \$[_____] in the Escrow Fund.

5. Verification Report.

Causey Demgen & Moore P.C., certified public accountants, in the Verification Report have verified the mathematical accuracy of the computations relating to (i) the adequacy of cash plus government securities to be held in escrow to pay the debt service requirements of the Defeased Bonds and (ii) the yield on the Escrowed Securities, which demonstrate that:

- (a) the cash held in the Escrow Fund, together with the maturing principal of the Escrowed Securities held therein and interest to accrue thereon, without consideration of any reinvestment thereof, will be sufficient to pay all principal of, redemption premium, and interest on the Defeased Bonds on the respective Bond Payment Dates; and
- (b) the yield on the Escrowed Securities does not exceed the yield on the Defeased Bonds.

6. Creation of Lien.

The escrow created hereby shall be irrevocable. The holders of the Defeased Bonds are hereby given an express lien on and security interest in the cash and securities in the Escrow Fund and all earnings thereon until used and applied in accordance with this Agreement. Such lien and security interest for the Defeased Bonds shall be in accordance with the debt service requirements of the Defeased Bonds as shown on **Schedule 1** hereto. The matured principal of and earnings on the cash and securities in the Escrow Fund are hereby pledged and assigned and shall be applied solely for the payment of the principal of, redemption premium, if any, and interest on the Defeased Bonds.

7. Application of Cash and Escrowed Securities in the Escrow Fund.

- (a) Except as otherwise expressly provided in this Section or in **Section 8** hereof, the Escrow Agent shall have no power or duty to invest any money held hereunder or to sell, transfer or otherwise dispose of any Escrowed Securities.
- (b) The Escrow Agent is directed to purchase, using cash in the Escrow Fund, the Escrowed Securities described in **Schedule 2** hereof.
- (c) On or prior to each Bond Payment Date, the Escrow Agent shall withdraw from the Escrow Fund an amount equal to the principal of, redemption premium, if any, and interest on the Defeased Bonds

becoming due and payable on such Bond Payment Date, as set forth in **Schedule 1** hereto, and shall transfer such amount to the office of the Trustee, so that immediately available funds in the required amounts will reach such office on or before **12:00** noon, central time, on such Bond Payment Date. In order to make the payments required by this subsection, the Escrow Agent is hereby authorized and directed to present or redeem the Escrowed Securities in accordance with the maturity schedule in the Verification Report. The liability of the Escrow Agent to make the payments required by this subsection with respect to the Defeased Bonds shall be limited to the money and Escrowed Securities in the Escrow Fund.

(d) Cash held from time to time in the Escrow Fund shall be (1) held uninvested, or (2) at the written direction of the Borrower, invested in direct non-callable obligations of the United States of America maturing on or before the Bond Payment Date on which such cash will be needed, as specified in the Verification Report; provided that the Escrow Agent shall receive an opinion of Bond Counsel to the effect that such investment will not cause the interest on the Defeased Bonds to become included in gross income for purposes of federal income taxation.

(e) Upon the payment in full of the principal of, redemption premium, if any, and interest on the last of the Defeased Bonds, all remaining money and securities in the Escrow Fund, together with any interest thereon, shall be transferred to the Borrower.

(f) Notwithstanding any other provisions of this Agreement, the Borrower hereby covenants that no part of the moneys or funds in the Escrow Fund shall be used or directed to be used by the Escrow Agent, at any time, directly or indirectly, in a manner that would cause any of the Defeased Bonds to be an “arbitrage bond” under Section 148 of the Internal Revenue Code.

8. *Substitute Escrowed Securities.*

(a) If any of the Escrowed Securities are not available for delivery on the date of this Agreement, the Escrow Agent is directed to accept substitute securities in lieu thereof provided: (1) the substitute securities are non-callable, direct obligations of the United States of America; (2) the maturing principal of and interest on the substitute securities is equal to or greater than the principal and interest payable on the unavailable Escrowed Securities, and is payable no later than, and in amounts no less than, the payments on the unavailable Escrowed Securities; (3) the Escrow Agent, the Trustee, the Issuer and the Borrower receive from a nationally recognized independent certified public accountant or accounting firm a certification, to the effect that after such substitution, the principal of and interest payable on the Escrowed Securities to be held in the Escrow Fund after giving effect to the substitution, together with any other money to be held in the Escrow Fund after such transaction, will be sufficient to pay all remaining principal of, redemption premium, if any, and interest on the Defeased Bonds pursuant to **Schedule 1** hereto; and (4) the Escrow Agent, the Trustee, the Issuer and the Borrower receive an opinion of Bond Counsel to the effect that the substitution will not cause the interest on the Defeased Bonds to become included in gross income for purposes of federal income taxation. If the original Escrowed Securities become available and are tendered to the Escrow Agent, the Escrow Agent shall accept such Escrowed Securities, shall return the substitute securities as directed by such original purchaser and shall notify Bond Counsel, the Issuer and the Borrower of the transaction.

(b) At the written request of the Borrower, and upon compliance with the conditions hereinafter stated, the Escrow Agent from time to time may sell, transfer, request the redemption of, or otherwise dispose of any of the Escrowed Securities and substitute for the Escrowed Securities so redeemed or otherwise disposed of cash or Substitute Escrowed Securities. The Escrow Agent shall purchase such Substitute Escrowed Securities with the proceeds derived from any such sale, transfer, disposition, or

redemption of the Escrowed Securities together with any other funds available for such purpose. The substitution may be effected only if: (1) the substitution of the Substitute Escrowed Securities for the original Escrowed Securities occurs simultaneously; (2) the Escrow Agent, the Trustee, the Issuer and the Borrower receive a certification to the effect that after such substitution, (A) the principal of and interest payable on the Escrowed Securities to be held in the Escrow Fund after giving effect to the substitution (including Substitute Escrowed Securities to be acquired), together with any other money to be held in the Escrow Fund after such transaction, will be sufficient to pay all remaining principal of, redemption premium, if any, and interest on the Defeased Bonds pursuant to **Schedule 1** hereto, and (B) the amounts and dates of the anticipated transfers from the Escrow Fund to the Trustee will not be diminished or postponed thereby; and (3) the Escrow Agent, the Trustee, the Issuer and the Borrower shall receive an opinion of Bond Counsel to the effect that such substitution would not cause the interest on the Defeased Bonds to become included in gross income for purposes of federal income taxation under then existing law. In the event that any such substitution results in cash held in the Escrow Fund in excess of the cash required for the certification of an independent certified public accountant referred to in this subsection (as evidenced by such certification), the Escrow Agent shall, at the written request of the Borrower, withdraw such excess from the Escrow Fund and pay such excess to the Borrower; provided that, in the opinion of Bond Counsel delivered to the Escrow Agent, such withdrawal and application will not cause the interest on the Defeased Bonds to become included in gross income for purposes of federal income taxation.

9. *Redemption of Defeased Bonds.*

(a) The Borrower has provided for the defeasance, discharge and payment of the Defeased Bonds by deposit with the Escrow Agent, concurrently with the delivery of this Agreement and as provided in this Agreement, of moneys and government securities in such amounts and with such maturities that will, together with income or increment to accrue thereon, without consideration of any reinvestment thereof, be fully sufficient to pay, redeem and discharge the Defeased Bonds on the Redemption Date. The Borrower hereby irrevocably requests and directs the Trustee to (1) call all of the Defeased Bonds for redemption and payment on the Redemption Date at a redemption price equal to 100% of the outstanding principal amount thereof with respect to the Defeased Bonds, plus accrued interest thereon to the Redemption Date, (2) unless waived in writing by the owners of the Defeased Bonds, give notice of such redemption to the owners of the Defeased Bonds no later than ten (10) Business Days (as such term is defined in the Indenture) prior to the Redemption Date, and otherwise in accordance with the requirements of the Indenture, and (3) take or cause to be taken all further action necessary to call and redeem the Defeased Bonds on the Redemption Date as provided herein.

(b) The Borrower directs the Escrow Agent and the Escrow Agent agrees, to the extent within its power, on behalf of the Trustee, to take or cause to be taken such further action as may be necessary under the Indenture to cause the redemption of said Defeased Bonds on the Redemption Date.

10. *Reports of the Escrow Agent.*

As long as any of the Defeased Bonds, together with the interest thereon, have not been paid in full, the Escrow Agent, at least fifteen (15) days prior to each Bond Payment Date, shall determine the amount of money which will be available in the Escrow Fund to pay the principal of, redemption premium, if any, and interest on the Defeased Bonds on the next Bond Payment Date. If the Escrow Agent determines that sufficient funds will not be available on such Bond Payment Date to make the payment to be made on such Bond Payment Date pursuant to **Section 7**, then the Escrow Agent shall certify in writing to the Borrower and the Trustee the amount so determined, and provide a list of the money and Escrowed Securities held by

it in the Escrow Fund on the date of such certification, including all money held by it which was received as interest or profit from Escrowed Securities.

11. Liability of Escrow Agent.

(a) The Escrow Agent shall not be liable for any loss resulting from any investment, sale, transfer, or other disposition made pursuant to this Agreement in compliance with the provisions hereof, other than as a result of the Escrow Agent's negligence or willful misconduct. The Escrow Agent shall have no lien whatsoever on any of the money or Escrowed Securities on deposit in the Escrow Fund for the payment of fees and expenses for services rendered by the Escrow Agent under this Agreement or otherwise.

(b) The Escrow Agent shall not be liable for the accuracy of the calculations as to the sufficiency of the Escrowed Securities and money to pay the Defeased Bonds. So long as the Escrow Agent applies the Escrowed Securities and money as provided herein, the Escrow Agent shall not be liable for any deficiencies in the amounts necessary to pay the Defeased Bonds caused by such calculations. Notwithstanding the foregoing, the Escrow Agent shall not be relieved of liability arising from and proximate to its failure to comply fully with the terms of this Agreement.

(c) If the Escrow Agent fails to account for any of the Escrowed Securities or money received by it, said Escrowed Securities or money shall be and remain the property of the Borrower in trust for the holders of the Defeased Bonds, and, if for any reason such Escrowed Securities or money are not applied as herein provided, the assets of the Escrow Agent shall be impressed with a trust for the amount thereof until the required application shall be made.

(d) All covenants, stipulations, promises, agreements and obligations of the Escrow Agent contained in this Agreement shall be deemed to be the respective limited covenants, stipulations, promises, agreements, and obligations of the Escrow Agent, and not of any officer, employee, or agent of the Escrow Agent, nor of any incorporator, employee, or agent of any successor corporation to the Escrow Agent, in its individual capacity. No recourse shall be had against any such individual, either directly or otherwise under or upon any obligation, covenant, stipulation, promise, or agreement contained herein or in any other documents executed in connection therewith.

(e) The Escrow Agent may rely and shall be protected in acting upon or refraining from acting upon in good faith any resolution, certification, statement, instrument, opinion, report, notice, request, direction, consent, verification, order, bond, debenture, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties.

(f) The Escrow Agent undertakes to perform such duties and only such duties as are specifically set forth in this Agreement.

(g) No provision of this Agreement shall be construed to relieve the Escrow Agent from liability for its own negligent action, its own negligent failure to act, or its own willful misconduct, except that the Escrow Agent shall not be liable for any error of judgment made in good faith by an authorized officer or employee of the Escrow Agent, unless it is proven that the Escrow Agent was negligent in ascertaining the pertinent facts, or for the misconduct or negligence of any agent appointed with due care.

(h) Whether or not therein expressly so provided, every provision of this Agreement relating to the conduct or affecting the liability of or affording protection to the Escrow Agent shall be subject to the provisions of this Section.

12. Fees and Costs of the Escrow Agent.

The aggregate amount of the costs, fees, and expenses of the Escrow Agent in connection with the creation of the escrow described in and created by this Agreement and in carrying out any of the duties, terms, or provisions of this Agreement is a one-time fee in the amount of \$[_____], which amount shall be paid by the Borrower concurrently with the execution and delivery of this Agreement.

Notwithstanding the preceding paragraph, the Escrow Agent shall be entitled to reimbursement from the Borrower of reasonable out-of-pocket, legal or extraordinary expenses incurred in carrying out the duties, terms, or provisions of this Agreement. Claims for such reimbursement may be made to the Borrower and in no event shall such reimbursement be made from funds held by the Escrow Agent pursuant to this Agreement. The Escrow Agent agrees that it will not assert any lien whatsoever on any of the money or securities on deposit in the Escrow Fund for the payment of fees and expenses for services rendered by the Escrow Agent under the Agreement or otherwise.

If the Escrow Agent resigns or is removed prior to the expiration of this Agreement, the Escrow Agent shall rebate to the Borrower a ratable portion of any fee theretofore paid to the Escrow Agent for its services under this Agreement.

13. Resignation or Removal of Trustee, Successor Escrow Agent; Removal of Escrow Agent.

(a) In the event of any resignation or removal of the Escrow Agent as trustee under the Indenture and any appointment of a successor trustee thereunder, such successor trustee, without any further act, deed, or conveyance, shall become the successor Escrow Agent fully vested with all the rights, immunities, powers, trusts, duties, and obligations of its predecessor hereunder, but such predecessor shall, nevertheless, on the written request of such successor Escrow Agent or the Borrower, execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights, powers, and trusts of such predecessor hereunder, and every predecessor Escrow Agent shall transfer and deliver all Escrowed Securities and moneys held by it to its successor and shall execute any transfer, assignment, or instrument in writing necessary to so transfer said Escrowed Securities and moneys and to make the principal of and interest on said Escrow Securities payable to such successor Escrow Agent. Should any other transfer, assignment, or instrument in writing from the Borrower be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, rights, powers, and duties hereby vested or intended to be vested in the predecessor Escrow Agent hereunder, any such transfer, assignment, and instruments in writing shall, on request, be executed, acknowledged, and delivered by the Borrower, as the case may be. In the event of resignation of the Escrow Agent, a pro rata portion of the amount paid to the Escrow Agent pursuant to **Section 12** hereof shall be returned to the Borrower. In the event of any resignation or removal of the Escrow Agent as trustee under the Indenture, such resignation or removal shall not become effective until a successor trustee shall be in place and the cash and Escrowed Securities held in the Escrow Fund have been transferred to the successor trustee.

(b) The Escrow Agent may resign or be removed, at any time, for any reason, by written notice of its resignation or removal to the proper parties at their respective addresses as set forth herein, at least thirty (30) days before the date specified for such resignation or removal to take effect.

14. *Continuing Duties of Trustee.*

Certain duties, rights, and obligations provided for in the Indenture (including but not limited to replacement of lost, mutilated, stolen, or destroyed bonds, the payment of interest and principal on the due dates thereof, the transfer and exchange and registration of bonds from time to time, the administration of any moneys remaining on deposit in any funds under the Indenture, the indemnification rights of the Trustee, and all immunities and protections of the Trustee) must, by their nature, be performed after the defeasance of the Defeased Bonds or must continue to benefit the Trustee until payment in full of the Defeased Bonds and, accordingly, the Trustee agrees to be bound by and to comply with those provisions of the Indenture. The Escrow Agent has been appointed under this Agreement by the Borrower, and the Borrower agrees that by such appointment the immunities, protections, rights, and indemnification provided to the Trustee under the Indenture and related documents, including but not limited to any loan agreements and guaranties, shall not cease, diminish or be modified in any way.

15. *Appointment of Escrow Agent and Acceptance of Terms.*

The Trustee, by execution of this Agreement in its capacity as Trustee, hereby agrees to and accepts the terms and provisions of this Agreement, and agrees to act as Escrow Agent under this Agreement and in accordance with the Indenture, to act in all capacities appropriate and necessary for the defeasance of the Defeased Bonds. In its capacity as the Escrow Agent, the Trustee shall be entitled to all of the rights, protections, immunities, and indemnities created in favor of the Trustee by the Indenture.

16. *Amendments.*

This Agreement may not be repealed, revoked, altered, or amended without the written consent of the Issuer, the Escrow Agent, the Borrower, and the owners of the Defeased Bonds; provided, however, that the Issuer, the Borrower, and the Escrow Agent may, without the consent of, or notice to, such owners, enter into such agreements supplemental to this Agreement as shall not adversely affect the rights of such owners and as shall not be inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

- (a) to cure any ambiguity or formal defect or omission in this Agreement;
- (b) to grant to, or confer upon, the Escrow Agent for the benefit of the holders of the Defeased Bonds, any additional rights, remedies, powers, or authority that may lawfully be granted to, or conferred upon, such holders or the Escrow Agent; and
- (c) to subject to this Agreement additional funds, securities or properties.

The Escrow Agent shall be entitled to rely exclusively upon an opinion of Bond Counsel with respect to compliance with this Section, including the extent, if any, to which any change, modification, addition, or elimination affects the rights of the holders of the Defeased Bonds, or that any instrument executed hereunder complies with the conditions and provisions of this Section.

17. *Termination.*

This Agreement shall terminate when all transfers required to be made by the Escrow Agent under the provisions hereof shall have been made.

18. Notices.

Except as otherwise provided herein, it shall be sufficient service of any notice, request, complaint, demand, or other paper required by this Agreement to be given to or filed with any of the following if the same shall be duly mailed by first class, certified or registered mail addressed (provided, however, that notice to the Escrow Agent will be effective only upon receipt):

(a) To the Issuer:

Texas Department of Housing and Community Affairs
Attention: Manager of Multifamily Bonds
221 E. 11th Street
Austin, Texas 78701

(b) To the Borrower:

Finlay Interests 34, Ltd.
c/o Alden Torch Financial LLC
1225 17th Street, Suite 1400
Denver, Colorado 80202
Attention: Legal Department

(c) To the Escrow Agent:

Wells Fargo Bank, N.A.
MAC: N9300-060
600 South 4th Street, 6th Floor
Minneapolis, Minnesota 55415
Attention: Katona Udeani

(d) To the Trustee and the owners of the Defeased Bonds at their respective addresses and by the method set forth in the Indenture.

19. Benefit of Escrow Agreement.

This Agreement shall inure to the benefit of and shall be binding upon the parties hereto, and their respective successors and assigns. Nothing in this Agreement, express or implied, shall give to any person, other than the parties hereto and their successors and assigns, the Trustee, and the owners of the Defeased Bonds, any benefit or any legal or equitable right, remedy, or claim under this Agreement.

20. *Limitation on Issuer Liability.*

The Issuer shall not be liable for the following:

- (a) any loss resulting from any investment made pursuant to this Agreement;
- (b) the accuracy of the calculations as to the sufficiency of the Escrow Fund to pay the principal, premium, if any, and interest on the Defeased Bonds;
- (c) any action or inaction of the Escrow Agent or the Borrower in connection herewith and therewith; or
- (d) any costs, fees, and expenses of the Escrow Agent hereunder.

21. *Severability.*

If any provision in this Agreement shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

22. *Counterparts.*

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all such counterparts shall together constitute but one and the same instrument.

23. *Governing Law.*

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

24. *Electronic Transactions.*

This Agreement and the transactions related hereto and described herein may be conducted and related documents may be sent, received and stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts to such original documents for all purposes, including the filing of any claim, action, or suit in the appropriate court of law.

25. *Compliance with Texas Government Code.*

The Borrower, the Escrow Agent, and the Trustee each hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2270.002, Texas Government Code, and to the extent such Section does not contravene applicable Federal law. As used in the foregoing verification, 'boycott Israel' means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Borrower, the Escrow Agent, and the Trustee each understand 'affiliate' to mean an

entity that controls, is controlled by, or is under common control with the Trustee and exists to make a profit.

To the extent this Agreement is a contract for goods or services, the Borrower, the Escrow Agent, and the Trustee each represent that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes each of the Borrower, the Escrow Agent, and the Trustee and its respective parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Borrower, the Escrow Agent, and the Trustee each understand 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Trustee and exists to make a profit.

IN WITNESS WHEREOF, the parties hereto have each caused this Agreement to be executed by their duly authorized officers as of the date first above written.

ISSUER:

**TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS**

By: _____

Name: _____

Title: _____

BORROWER:

FINLAY INTERESTS 34, LTD., a Florida limited partnership

By: CCL Green Crest, LLC, its General Partner

By: Centerline Manager LLC, its Manager

By: Centerline Affordable Housing Advisors LLC, its Sole Member

By: Centerline Capital Group LLC, its Sole Member

By: _____

Name: Jill Brooks-Garnett

Title: Chief Operating Officer

ESCROW AGENT:

WELLS FARGO BANK, N.A., as Escrow Agent

By: _____

Name: _____

Title: _____

The undersigned, as trustee with respect to the Defeased Bonds, hereby acknowledges receipt of the directions of the Borrower with respect to the defeasance and redemption of the Defeased Bonds set forth in **Section 9** of the foregoing Agreement and hereby agrees to comply with such directions in accordance with the provisions thereof and acknowledges and agrees to Section 25 of the foregoing Agreement.

WELLS FARGO BANK, N.A., as Trustee

By: _____

Name: _____

Title: _____

**SCHEDULE 1
TO ESCROW AGREEMENT**

DEBT SERVICE SCHEDULE TO CALL FOR DEFEASED BONDS

\$12,500,000
Texas Department of Housing and Community Affairs
Multifamily Housing Mortgage Revenue Bonds
(Green Crest Apartments)
Series 2002

[TO COME]

<u>Bond Payment</u> <u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Payment</u>
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⁽¹⁾ All of the Defeased Bonds will be redeemed and paid prior to maturity on November 1, 2019, at a redemption price of 100% of the principal amount thereof (\$_____), plus accrued interest thereon to the Redemption Date.

**SCHEDULE 2
TO ESCROW AGREEMENT**

SCHEDULE OF ESCROWED SECURITIES

[TO COME]

Type	Settlement Date	Maturity Date	Par Amount	Coupon Rate	Price	Cost	Accrued Interest	Total Cost
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EXHIBIT A
VERIFICATION REPORT

1m

BOARD ACTION REQUEST

BOND FINANCE DIVISION

JULY 25, 2019

Presentation, discussion, and possible action on Resolution No. 19-041 Authorizing the Execution of an Escrow Agreement relating to the Multifamily Housing Mortgage Revenue Bonds for Providence at Veterans Memorial Apartments aka Championship Townhomes on the Green Series 2004A

RECOMMENDED ACTION

WHEREAS, the Department issued Series 2004A Tax-Exempt Multifamily Housing Mortgage Revenue Bonds in the original aggregate principal amount of \$15,000,000 and Series 2004B Taxable Multifamily Housing Mortgage Revenue Bonds in the original aggregate principal amount of \$1,300,000 to the Providence at Veterans Memorial Apartments development in Houston to construct 238 units of affordable multifamily rental housing;

WHEREAS, the Series 2004B Taxable Multifamily Housing Mortgage Revenue Bonds were redeemed and paid off in full in June 2012;

WHEREAS, the Borrower is requesting the Department's approval to enter into an Escrow Agreement among, the Department as Bond Issuer, the Owner and Wells Fargo Bank, National Association as Escrow Agent;

WHEREAS, the Escrow Agreement would provide for the defeasance, payment and discharge of all the outstanding Series 2004A Tax-Exempt Multifamily Housing Mortgage Revenue Bonds; and

WHEREAS, the Escrow Agreement will provide for the purchase of escrowed securities and funds to be used to pay required debt service on the defeased bonds, until the scheduled maturity on February 1, 2021;

NOW, therefore, it is hereby

RESOLVED, that Resolution No. 19-041 relating to the Escrow Agreement for Providence at Veterans Memorial Apartments is hereby conditionally approved as presented to this meeting; and

FURTHER RESOLVED, that staff is authorized, empowered and directed for and on behalf of the Department to execute and deliver such documents, instruments, and writings and perform such acts and deeds as may be necessary to effectuate the foregoing.

BACKGROUND

The bonds for Providence at Veterans Memorial Apartments aka Championship Townhomes on the Green were originally issued through the Department in January 2004 and included tax-exempt Series 2004A bonds in the amount of \$15,000,000 and taxable Series 2004B bonds in the amount of \$1,300,000. The original financing structure included privately placed bonds with Charter Municipal Mortgage Acceptance Company and as such were unrated with no credit enhancement.

The Board previously approved modifications to some aspects of the financing structure associated with the original bond covenants in June 2012. These modifications were memorialized in the form of a Supplemental Trust Indenture and included a change to the interest rate, effectively splitting it into two component rates – a base rate and a contingent interest rate, the latter of which would be paid from excess cash flow. Other changes included a modification to the maturity date and amortization. Moreover, the Series 2004B taxable bonds were redeemed and paid off in full at that time. These modifications helped alleviate the need to fund operating deficits and facilitated a viable long-term financing structure.

As part of the current proposal, the borrower has requested the Department enter into an Escrow Agreement that would provide for the tax-exempt bonds to be defeased in accordance with the terms of the Trust Indenture, dated January 2004 and Supplemental Trust Indenture dated June 2012. The tax-exempt bonds would be defeased until the first call date of February 2021 and funds will be provided that will pay the required debt service on the defeased bonds, along with any unpaid contingent interest due. The proceeds to fund the escrow will come from the sale of the property, which is tentatively set to occur on August 5, 2019. This approval is conditioned upon the Acting Director's approval of the Ownership Transfer Request, in accordance with 10 TAC §10.406.

RESOLUTION NO. 19-041

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT IN CONNECTION WITH MULTIFAMILY HOUSING MORTGAGE REVENUE BONDS (PROVIDENCE AT VETERANS MEMORIAL APARTMENTS) SERIES 2004A; 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 persons and families of low, very low and extremely low income and families of moderate income (all as defined in the Act); 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, very low and extremely 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 development 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, the Department has previously issued its Multifamily Housing Mortgage Revenue Bonds (Providence at Veterans Memorial Apartments) Series 2004A in the original principal amount of \$15,000,000 (the "Bonds") pursuant to the terms and provisions of that certain Trust Indenture dated as of January 1, 2004, as supplemented by a Supplemental Trust Indenture and Modification Agreement dated as of June 1, 2012 (collectively, the "Indenture"), between the Department and Wells Fargo Bank, National Association, as trustee (the "Trustee"); and

WHEREAS, the proceeds of the Bonds were loaned to Trails of Sycamore Townhomes Limited Partnership, a limited partnership organized and existing under the laws of the State of Texas (the "Borrower") for the purpose of financing a portion of the costs of a multifamily housing development known as Providence at Veterans Memorial Apartments, pursuant to that certain Loan Agreement dated as of January 1, 2004 (the "Loan Agreement") among the Department, the Borrower and the Trustee; and

WHEREAS, pursuant to the Loan Agreement and the Indenture, the Borrower has requested and the Department has determined to take certain actions to provide for defeasance of the Bonds and discharge of the Indenture; and

WHEREAS, to effectuate the defeasance of the Bonds, the Department has determined to enter into an Escrow Agreement (the "Escrow Agreement") among the Department, the Borrower and Wells Fargo Bank, National Association, as escrow agent (the "Escrow Agent"); and

WHEREAS, pursuant to the Escrow Agreement, the Borrower will deposit in trust with the Escrow Agent funds sufficient, together with purchase of certain government securities as described in a Verification Report to be provided by Causey Demgen & Moore P.C, to provide for the payment of the principal, redemption price, if any, and interest due or to become due on the Bonds at the times and in the manner specified in the Indenture; and

WHEREAS, the Board has examined the proposed form of the Escrow Agreement (which is attached to and comprises a part of this Resolution); has found the form and substance of such document 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 Article 1, to authorize the execution and delivery of the Escrow Agreement 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 THAT:

ARTICLE 1

APPROVAL OF DOCUMENTS AND CERTAIN ACTIONS

Section 1.1 Approval, Execution and Delivery of Escrow Agreement. The Escrow Agreement, in substantially the form presented at this meeting, is hereby approved and adopted by the Department, and the Authorized Representatives of the Department named in this Resolution are each hereby authorized and empowered to execute and deliver the Escrow Agreement on behalf of the Department, with such changes as may be approved by the Authorized Representative executing the same, such approval to be evidenced by such Authorized Representative's execution thereof.

Section 1.2 Taking of Any Action; Execution and Delivery of Other Documents. That the Authorized Representatives are each hereby authorized 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 1.3 Power to Revise Form of Documents. That, notwithstanding any other provision of this Resolution, the Authorized Representatives 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 Bracewell LLP, 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.

Section 1.4 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 A - Escrow Agreement

Section 1.5 Authorized Representatives. The following persons are 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 1: the Chair or Vice Chair of the Board, the Executive Director or Acting Director of the Department, the Director of Administration of the Department, the Director of Financial Administration of the Department, the Director of Bond Finance and Chief Investment Officer of the Department, the Director of Texas Homeownership of the Department and the Secretary or any Assistant Secretary to the Board. Such persons are referred to herein collectively as the "Authorized Representatives." Any one of the Authorized Representatives is authorized to act individually as set forth in this Resolution.

Section 1.6 Ratifying Other Actions. That all other actions taken by the Executive Director or Acting Director of the Department and the Department staff in connection with the execution of the Escrow Agreement and the redemption and defeasance of the Bonds are hereby ratified and confirmed.

ARTICLE 2

GENERAL PROVISIONS

Section 2.1 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 2.2 Certification of the Minutes and Records. That the Secretary or Assistant Secretary to the Board hereby is authorized to certify and authenticate minutes and other records on behalf of the Department for the Bonds and all other Department activities.

Section 2.3 Notice of Meeting. This resolution was considered and adopted at a meeting of the Governing Board that was noticed, convened, and conducted in full compliance

with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and with §2306.032 of the Texas Government Code, regarding meetings of the Governing Board.

Section 2.4 Effective Date. This resolution shall be in full force and effect from and upon its adoption.

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PASSED AND APPROVED this 25th day of July, 2019.

Chair, Governing Board

ATTEST:

Secretary to the Governing Board

(SEAL)

ESCROW AGREEMENT

Dated as of August [5], 2019

Among

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY
AFFAIRS,
as Issuer,**

**TRAILS OF SYCAMORE TOWNHOMES LIMITED PARTNERSHIP,
as Borrower,**

and

**WELLS FARGO BANK, N.A.,
as Escrow Agent**

**Providing for the Defeasance, Payment, and Discharge of Certain
Outstanding Multifamily Housing Revenue Bonds**

ESCROW AGREEMENT

This **ESCROW AGREEMENT** dated as of August [5], 2019 (the “*Agreement*”), among the **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**, a public and official agency of the State of Texas (the “*Issuer*”), **TRAILS OF SYCAMORE TOWNHOMES LIMITED PARTNERSHIP**, a Texas limited partnership (the “*Borrower*”), and **WELLS FARGO BANK, N.A.**, a national banking association, having a corporate trust office located in Minneapolis, Minnesota (the “*Escrow Agent*”).

RECITALS

1. The Borrower is providing for the defeasance, payment, and discharge of all of the Issuer’s outstanding Multifamily Housing Mortgage Revenue Bonds (Providence at Veterans Memorial Apartments) Series 2004A (the “*Defeased Bonds*”).

2. The Defeased Bonds were concurrently issued along with the Issuer’s \$1,300,000 Taxable Multifamily Housing Mortgage Revenue Bonds (Providence at Veterans Memorial Apartments) Series 2004B (the “*Taxable Bonds*”), which Taxable Bonds were redeemed and paid off in full in June 2012.

3. The Defeased Bonds will mature (or will be subject to redemption prior to maturity) and will have interest payable as shown on **Schedule 1** hereto.

4. The Borrower is providing for (a) the defeasance and payment of the Defeased Bonds in accordance with the requirements of the hereinafter defined Indenture, through the deposit in trust with the Escrow Agent of \$[] provided by the Borrower, and (b) the purchase of the hereinafter defined Escrowed Securities as herein provided.

5. The Escrow Agent is, by this Agreement, appointed by the hereinafter defined Trustee and is acting as master escrow agent for the Defeased Bonds under this Agreement.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. *Definitions.*

Capitalized terms used in this Agreement and not otherwise defined have the meanings set forth in the Indenture. The following words and terms used in this Agreement shall have the following meanings:

“*Agreement*” means this Escrow Agreement, and any amendments hereto.

“*Bond Counsel*” means Bracewell LLP, or other firm of attorneys nationally recognized on the subject of municipal bonds and acceptable to the Issuer, the Borrower and the Escrow Agent.

“*Bond Payment Date*” means any date on which any principal of, redemption premium, or interest on any of the Defeased Bonds is due and payable as shown on **Schedule 1** attached hereto, including the Redemption Date.

“*Borrower*” means Trails of Sycamore Townhomes Limited Partnership, a Texas limited partnership, and its successors and assigns.

“Defeased Bonds” means the outstanding Multifamily Housing Mortgage Revenue Bonds (Providence at Veterans Memorial Apartments) Series 2004A of the Issuer, all of which are being defeased, paid and discharged pursuant to this Agreement.

“Escrow Agent” means Wells Fargo Bank, N.A., and its successor or successors at the time acting as the Escrow Agent under this Agreement.

“Escrow Fund” means the fund by that name established pursuant to **Section 3** of this Agreement.

“Escrowed Securities” means the direct non-callable obligations of the United States of America listed on **Schedule 2** attached hereto, and any Substitute Escrowed Securities.

“Indenture” means the Trust Indenture, dated as of January 1, 2004, between the Issuer and the Trustee, as supplemented by the Supplemental Trust Indenture and Modification Agreement, dated as of June 1, 2012, among the Issuer, the Trustee, the Borrower, and Pacific Servicing, LLC, as successor in interest to Centerline Mortgage Capital Inc., under which the Defeased Bonds were issued, and any amendments or supplements thereto.

“Issuer” means the Texas Department of Housing and Community Affairs, the issuer of the Defeased Bonds, and its successors and assigns.

“Redemption Date” means February 1, 2021.

“Substitute Escrowed Securities” means any direct non-callable obligations of the United States of America which have been acquired by the Escrow Agent and substituted for Escrowed Securities in accordance with **Section 8** of this Agreement.

“Trustee” means Wells Fargo Bank, N.A., and its successor or successors at the time acting as trustee for the Defeased Bonds pursuant to the Indenture.

“Verification Report” means the verification report of Causey Demgen & Moore P.C., certified public accountants, addressed to the Issuer, the Borrower, the Trustee, and the Escrow Agent, referred to in **Section 5** of this Agreement, a copy of which is attached hereto as **Exhibit A**.

2. Representations of the Escrow Agent.

(a) The Escrow Agent acknowledges receipt, concurrently with the execution and delivery of this Agreement, of copies of the Indenture and the Verification Report, and reference herein to or citation herein of any provisions of said documents shall be deemed to incorporate the same as a part hereof in the same manner and with the same effect as if they were fully set forth herein.

(b) The Escrow Agent is duly authorized and empowered under the laws of the State of Texas to accept and execute agreements of the character herein set forth, and has the requisite power and authority to perform the duties of the Escrow Agent set forth in this Agreement.

3. Establishment of Escrow Fund.

The Escrow Agent shall establish a special and irrevocable separate trust fund to be held in the custody of the Escrow Agent and designated as the “**Escrow Fund for Defeased Bonds – Trails of Sycamore Townhomes Limited Partnership**” (the “*Escrow Fund*”). Except as otherwise provided herein, moneys in the Escrow Fund shall be held in trust by the Escrow Agent and shall be applied solely for the purpose of purchasing Escrowed Securities and to provide funds to the Trustee in accordance with this Agreement at the times and in the amounts required to pay debt service on the Defeased Bonds.

4. Deposits to the Escrow Fund.

Concurrently with the execution and delivery of this Agreement, the Borrower has deposited or caused to be deposited with the Escrow Agent, and the Escrow Agent acknowledges receipt and deposit into the Escrow Fund of the following moneys:

- (a) moneys provided by the Borrower in the amount of \$[_____]; and
- (b) moneys transferred from funds held under the Indenture in the amount of \$[_____].

The Escrow Agent shall apply such amounts deposited in the Escrow Fund to (i) pay an amount equal to \$[_____], which amount shall be paid solely from funds provided by the Borrower, representing an amount of accrued and unpaid Contingent Interest (which amount includes any additional interest accruing on such unpaid Contingent Interest pursuant to the Indenture) due as of [August 1], 2019, to the holders of the Defeased Bonds and (ii) purchase the Escrowed Securities at a purchase price of \$[_____] which shall be delivered to and deposited in the Escrow Fund, leaving an initial cash balance of \$[_____] in the Escrow Fund.

5. Verification Report.

Causey Demgen & Moore P.C., certified public accountants, in the Verification Report have verified the mathematical accuracy of the computations relating to (i) the adequacy of cash plus government securities to be held in escrow to pay the debt service requirements (including payment of Contingent Interest) of the Defeased Bonds and (ii) the yield on the Escrowed Securities, which demonstrate that:

- (a) the cash held in the Escrow Fund, together with the maturing principal of the Escrowed Securities held therein and interest to accrue thereon, without consideration of any reinvestment thereof, will be sufficient to pay all principal of, redemption premium, and interest (including Contingent Interest) on the Defeased Bonds on the respective Bond Payment Dates; and
- (b) the yield on the Escrowed Securities does not exceed the yield on the Defeased Bonds.

6. Creation of Lien.

The escrow created hereby shall be irrevocable. The holders of the Defeased Bonds are hereby given an express lien on and security interest in the cash and securities in the Escrow Fund and all earnings thereon until used and applied in accordance with this Agreement. Such lien and security interest for the Defeased Bonds shall be in accordance with the debt service requirements of the Defeased Bonds as shown on **Schedule 1** hereto. The matured principal of and earnings on the cash and securities in the Escrow Fund

are hereby pledged and assigned and shall be applied solely for the payment of the principal of, redemption premium, if any, and interest on the Defeased Bonds.

7. Application of Cash and Escrowed Securities in the Escrow Fund.

(a) Except as otherwise expressly provided in this Section or in **Section 8** hereof, the Escrow Agent shall have no power or duty to invest any money held hereunder or to sell, transfer or otherwise dispose of any Escrowed Securities.

(b) The Escrow Agent is directed to purchase, using cash in the Escrow Fund, the Escrowed Securities described in **Schedule 2** hereof.

(c) On or prior to each Bond Payment Date, the Escrow Agent shall withdraw from the Escrow Fund an amount equal to the principal of, redemption premium, if any, and interest on the Defeased Bonds becoming due and payable on such Bond Payment Date, as set forth in **Schedule 1** hereto, and shall transfer such amount to the office of the Trustee, so that immediately available funds in the required amounts will reach such office on or before **12:00** noon, central time, on such Bond Payment Date. In order to make the payments required by this subsection, the Escrow Agent is hereby authorized and directed to present or redeem the Escrowed Securities in accordance with the maturity schedule in the Verification Report. The liability of the Escrow Agent to make the payments required by this subsection with respect to the Defeased Bonds shall be limited to the money and Escrowed Securities in the Escrow Fund.

(d) Cash held from time to time in the Escrow Fund shall be (1) held uninvested, or (2) at the written direction of the Borrower, invested in direct non-callable obligations of the United States of America maturing on or before the Bond Payment Date on which such cash will be needed, as specified in the Verification Report; provided that the Escrow Agent shall receive an opinion of Bond Counsel to the effect that such investment will not cause the interest on the Defeased Bonds to become included in gross income for purposes of federal income taxation.

(e) Upon the payment in full of the principal of, redemption premium, if any, and interest (including Contingent Interest) on the last of the Defeased Bonds, all remaining money and securities in the Escrow Fund, together with any interest thereon, shall be transferred to the Borrower.

(f) Notwithstanding any other provisions of this Agreement, the Borrower hereby covenants that no part of the moneys or funds in the Escrow Fund shall be used or directed to be used by the Escrow Agent, at any time, directly or indirectly, in a manner that would cause any of the Defeased Bonds to be an “arbitrage bond” under Section 148 of the Internal Revenue Code.

8. Substitute Escrowed Securities.

(a) If any of the Escrowed Securities are not available for delivery on the date of this Agreement, the Escrow Agent is directed to accept substitute securities in lieu thereof provided: (1) the substitute securities are non-callable, direct obligations of the United States of America; (2) the maturing principal of and interest on the substitute securities is equal to or greater than the principal and interest payable on the unavailable Escrowed Securities, and is payable no later than, and in amounts no less than, the payments on the unavailable Escrowed Securities; (3) the Escrow Agent, the Trustee, the Issuer, and the Borrower receive from a nationally recognized independent certified public accountant or accounting firm a certification, to the effect that after such substitution, the principal of and interest payable on the Escrowed Securities to be held in the Escrow Fund after giving effect to the substitution, together with any other

money to be held in the Escrow Fund after such transaction, will be sufficient to pay all remaining principal of, redemption premium, if any, and interest (including Contingent Interest) on the Defeased Bonds pursuant to **Schedule 1** hereto; and (4) the Escrow Agent, the Trustee, the Issuer, and the Borrower receive an opinion of Bond Counsel to the effect that the substitution will not cause the interest on the Defeased Bonds to become included in gross income for purposes of federal income taxation. If the original Escrowed Securities become available and are tendered to the Escrow Agent, the Escrow Agent shall accept such Escrowed Securities, shall return the substitute securities as directed by such original purchaser and shall notify Bond Counsel, the Issuer, and the Borrower of the transaction.

(b) At the written request of the Borrower, and upon compliance with the conditions hereinafter stated, the Escrow Agent from time to time may sell, transfer, request the redemption of, or otherwise dispose of any of the Escrowed Securities and substitute for the Escrowed Securities so redeemed or otherwise disposed of cash or Substitute Escrowed Securities. The Escrow Agent shall purchase such Substitute Escrowed Securities with the proceeds derived from any such sale, transfer, disposition, or redemption of the Escrowed Securities together with any other funds available for such purpose. The substitution may be effected only if: (1) the substitution of the Substitute Escrowed Securities for the original Escrowed Securities occurs simultaneously; (2) the Escrow Agent, the Trustee, the Issuer, and the Borrower receive a certification to the effect that after such substitution, (A) the principal of and interest payable on the Escrowed Securities to be held in the Escrow Fund after giving effect to the substitution (including Substitute Escrowed Securities to be acquired), together with any other money to be held in the Escrow Fund after such transaction, will be sufficient to pay all remaining principal of, redemption premium, if any, and interest (including Contingent Interest) on the Defeased Bonds pursuant to **Schedule 1** hereto, and (B) the amounts and dates of the anticipated transfers from the Escrow Fund to the Trustee will not be diminished or postponed thereby; and (3) the Escrow Agent, the Trustee, the Issuer, and the Borrower shall receive an opinion of Bond Counsel to the effect that such substitution would not cause the interest on the Defeased Bonds to become included in gross income for purposes of federal income taxation under then existing law. In the event that any such substitution results in cash held in the Escrow Fund in excess of the cash required for the certification of an independent certified public accountant referred to in this subsection (as evidenced by such certification), the Escrow Agent shall, at the written request of the Borrower, withdraw such excess from the Escrow Fund and pay such excess to the Borrower; provided that, in the opinion of Bond Counsel delivered to the Escrow Agent, such withdrawal and application will not cause the interest on the Defeased Bonds to become included in gross income for purposes of federal income taxation.

9. *Redemption of Defeased Bonds.*

(a) The Borrower has provided for the defeasance, discharge and payment of the Defeased Bonds by deposit with the Escrow Agent, concurrently with the delivery of this Agreement and as provided in this Agreement, of moneys and government securities in such amounts and with such maturities that will, together with income or increment to accrue thereon, without consideration of any reinvestment thereof, be fully sufficient to pay, redeem and discharge the Defeased Bonds on the Redemption Date. The Borrower hereby irrevocably requests and directs the Trustee to (1) call all of the Defeased Bonds for redemption and payment on the Redemption Date at a redemption price equal to 100% of the outstanding principal amount thereof with respect to the Defeased Bonds, plus accrued interest (including Contingent Interest) thereon to the Redemption Date, (2) unless waived in writing by the owners of the Defeased Bonds, give notice of such redemption to the owners of the Defeased Bonds no later than ten (10) Business Days (as such term is defined in the Indenture) prior to the Redemption Date, and otherwise in accordance with the requirements of the Indenture, and (3) take or cause to be taken all further action necessary to call and redeem the Defeased Bonds on the Redemption Date as provided herein.

(b) The Borrower directs the Escrow Agent and the Escrow Agent agrees, to the extent within its power, on behalf of the Trustee, to take or cause to be taken such further action as may be necessary under the Indenture to cause the redemption of said Defeased Bonds on the Redemption Date.

10. Reports of the Escrow Agent.

As long as any of the Defeased Bonds, together with the interest thereon, have not been paid in full, the Escrow Agent, at least fifteen (15) days prior to each Bond Payment Date, shall determine the amount of money which will be available in the Escrow Fund to pay the principal of, redemption premium, if any, and interest on the Defeased Bonds on the next Bond Payment Date. If the Escrow Agent determines that sufficient funds will not be available on such Bond Payment Date to make the payment to be made on such Bond Payment Date pursuant to **Section 7**, then the Escrow Agent shall certify in writing to the Borrower and the Trustee the amount so determined, and provide a list of the money and Escrowed Securities held by it in the Escrow Fund on the date of such certification, including all money held by it which was received as interest or profit from Escrowed Securities.

11. Liability of Escrow Agent.

(a) The Escrow Agent shall not be liable for any loss resulting from any investment, sale, transfer, or other disposition made pursuant to this Agreement in compliance with the provisions hereof, other than as a result of the Escrow Agent's negligence or willful misconduct. The Escrow Agent shall have no lien whatsoever on any of the money or Escrowed Securities on deposit in the Escrow Fund for the payment of fees and expenses for services rendered by the Escrow Agent under this Agreement or otherwise.

(b) The Escrow Agent shall not be liable for the accuracy of the calculations as to the sufficiency of the Escrowed Securities and money to pay the Defeased Bonds. So long as the Escrow Agent applies the Escrowed Securities and money as provided herein, the Escrow Agent shall not be liable for any deficiencies in the amounts necessary to pay the Defeased Bonds caused by such calculations. Notwithstanding the foregoing, the Escrow Agent shall not be relieved of liability arising from and proximate to its failure to comply fully with the terms of this Agreement.

(c) If the Escrow Agent fails to account for any of the Escrowed Securities or money received by it, said Escrowed Securities or money shall be and remain the property of the Borrower in trust for the holders of the Defeased Bonds, and, if for any reason such Escrowed Securities or money are not applied as herein provided, the assets of the Escrow Agent shall be impressed with a trust for the amount thereof until the required application shall be made.

(d) All covenants, stipulations, promises, agreements and obligations of the Escrow Agent contained in this Agreement shall be deemed to be the respective limited covenants, stipulations, promises, agreements, and obligations of the Escrow Agent, and not of any officer, employee, or agent of the Escrow Agent, nor of any incorporator, employee, or agent of any successor corporation to the Escrow Agent, in its individual capacity. No recourse shall be had against any such individual, either directly or otherwise under or upon any obligation, covenant, stipulation, promise, or agreement contained herein or in any other documents executed in connection therewith.

(e) The Escrow Agent may rely and shall be protected in acting upon or refraining from acting upon in good faith any resolution, certification, statement, instrument, opinion, report, notice, request,

direction, consent, verification, order, bond, debenture, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties.

(f) The Escrow Agent undertakes to perform such duties and only such duties as are specifically set forth in this Agreement.

(g) No provision of this Agreement shall be construed to relieve the Escrow Agent from liability for its own negligent action, its own negligent failure to act, or its own willful misconduct, except that the Escrow Agent shall not be liable for any error of judgment made in good faith by an authorized officer or employee of the Escrow Agent, unless it is proven that the Escrow Agent was negligent in ascertaining the pertinent facts, or for the misconduct or negligence of any agent appointed with due care.

(h) Whether or not therein expressly so provided, every provision of this Agreement relating to the conduct or affecting the liability of or affording protection to the Escrow Agent shall be subject to the provisions of this Section.

12. Fees and Costs of the Escrow Agent.

The aggregate amount of the costs, fees, and expenses of the Escrow Agent in connection with the creation of the escrow described in and created by this Agreement and in carrying out any of the duties, terms, or provisions of this Agreement is a one-time fee in the amount of \$[_____], which amount shall be paid by the Borrower concurrently with the execution and delivery of this Agreement.

Notwithstanding the preceding paragraph, the Escrow Agent shall be entitled to reimbursement from the Borrower of reasonable out-of-pocket, legal or extraordinary expenses incurred in carrying out the duties, terms, or provisions of this Agreement. Claims for such reimbursement may be made to the Borrower and in no event shall such reimbursement be made from funds held by the Escrow Agent pursuant to this Agreement. The Escrow Agent agrees that it will not assert any lien whatsoever on any of the money or securities on deposit in the Escrow Fund for the payment of fees and expenses for services rendered by the Escrow Agent under the Agreement or otherwise.

If the Escrow Agent resigns or is removed prior to the expiration of this Agreement, the Escrow Agent shall rebate to the Borrower a ratable portion of any fee theretofore paid to the Escrow Agent for its services under this Agreement.

13. Resignation or Removal of Trustee, Successor Escrow Agent; Removal of Escrow Agent.

(a) In the event of any resignation or removal of the Escrow Agent as trustee under the Indenture and any appointment of a successor trustee thereunder, such successor trustee, without any further act, deed, or conveyance, shall become the successor Escrow Agent fully vested with all the rights, immunities, powers, trusts, duties, and obligations of its predecessor hereunder, but such predecessor shall, nevertheless, on the written request of such successor Escrow Agent or the Borrower, execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights, powers, and trusts of such predecessor hereunder, and every predecessor Escrow Agent shall transfer and deliver all Escrowed Securities and moneys held by it to its successor and shall execute any transfer, assignment, or instrument in writing necessary to so transfer said Escrowed Securities and moneys and to make the principal of and interest on said Escrow Securities payable to such successor Escrow Agent. Should any other transfer, assignment, or instrument in writing from the Borrower be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, rights, powers, and duties hereby

vested or intended to be vested in the predecessor Escrow Agent hereunder, any such transfer, assignment, and instruments in writing shall, on request, be executed, acknowledged, and delivered by the Borrower, as the case may be. In the event of resignation of the Escrow Agent, a pro rata portion of the amount paid to the Escrow Agent pursuant to **Section 12** hereof shall be returned to the Borrower. In the event of any resignation or removal of the Escrow Agent as trustee under the Indenture, such resignation or removal shall not become effective until a successor trustee shall be in place and the cash and Escrowed Securities held in the Escrow Fund have been transferred to the successor trustee.

(b) The Escrow Agent may resign or be removed, at any time, for any reason, by written notice of its resignation or removal to the proper parties at their respective addresses as set forth herein, at least thirty (30) days before the date specified for such resignation or removal to take effect.

14. *Continuing Duties of Trustee.*

Certain duties, rights, and obligations provided for in the Indenture (including but not limited to replacement of lost, mutilated, stolen, or destroyed bonds, the payment of interest and principal on the due dates thereof, the transfer and exchange and registration of bonds from time to time, the administration of any moneys remaining on deposit in any funds under the Indenture, the indemnification rights of the Trustee, and all immunities and protections of the Trustee) must, by their nature, be performed after the defeasance of the Defeased Bonds or must continue to benefit the Trustee until payment in full of the Defeased Bonds and, accordingly, the Trustee agrees to be bound by and to comply with those provisions of the Indenture. The Escrow Agent has been appointed under this Agreement by the Borrower, and the Borrower agrees that by such appointment the immunities, protections, rights, and indemnification provided to the Trustee under the Indenture and related documents, including but not limited to any loan agreements and guaranties, shall not cease, diminish or be modified in any way.

15. *Appointment of Escrow Agent and Acceptance of Terms.*

The Trustee, by execution of this Agreement in its capacity as Trustee, hereby agrees to and accepts the terms and provisions of this Agreement, and agrees to act as Escrow Agent under this Agreement and in accordance with the Indenture, to act in all capacities appropriate and necessary for the defeasance of the Defeased Bonds. In its capacity as the Escrow Agent, the Trustee shall be entitled to all of the rights, protections, immunities, and indemnities created in favor of the Trustee by the Indenture.

16. *Amendments.*

This Agreement may not be repealed, revoked, altered, or amended without the written consent of the Issuer, the Escrow Agent, the Borrower, and the owners of the Defeased Bonds; provided, however, that the Issuer, the Borrower, and the Escrow Agent may, without the consent of, or notice to, such owners, enter into such agreements supplemental to this Agreement as shall not adversely affect the rights of such owners and as shall not be inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

- (a) to cure any ambiguity or formal defect or omission in this Agreement;
- (b) to grant to, or confer upon, the Escrow Agent for the benefit of the holders of the Defeased Bonds, any additional rights, remedies, powers, or authority that may lawfully be granted to, or conferred upon, such holders or the Escrow Agent; and

- (c) to subject to this Agreement additional funds, securities or properties.

The Escrow Agent shall be entitled to rely exclusively upon an opinion of Bond Counsel with respect to compliance with this Section, including the extent, if any, to which any change, modification, addition, or elimination affects the rights of the holders of the Defeased Bonds, or that any instrument executed hereunder complies with the conditions and provisions of this Section.

17. Termination.

This Agreement shall terminate when all transfers required to be made by the Escrow Agent under the provisions hereof shall have been made.

18. Notices.

Except as otherwise provided herein, it shall be sufficient service of any notice, request, complaint, demand, or other paper required by this Agreement to be given to or filed with any of the following if the same shall be duly mailed by first class, certified or registered mail addressed (provided, however, that notice to the Escrow Agent will be effective only upon receipt):

- (a) To the Issuer:

Texas Department of Housing and Community Affairs
Attention: Manager of Multifamily Bonds
221 E. 11th Street
Austin, Texas 78701

- (b) To the Borrower:

Trails of Sycamore Townhomes Limited Partnership
c/o Alden Torch Financial LLC
1225 17th Street, Suite 1400
Denver, Colorado 80202
Attention: Legal Department

- (c) To the Escrow Agent:

Wells Fargo Bank, N.A.
MAC: N9300-060
600 South 4th Street, 6th Floor
Minneapolis, Minnesota 55415
Attention: Katona Udeani

- (d) To the Trustee and the owners of the Defeased Bonds at their respective addresses and by the method set forth in the Indenture.

19. Benefit of Escrow Agreement.

This Agreement shall inure to the benefit of and shall be binding upon the parties hereto, and their respective successors and assigns. Nothing in this Agreement, express or implied, shall give to any person,

other than the parties hereto and their successors and assigns, the Trustee, and the owners of the Defeased Bonds, any benefit or any legal or equitable right, remedy, or claim under this Agreement.

20. *Limitation on Issuer Liability.*

The Issuer shall not be liable for the following:

- (a) any loss resulting from any investment made pursuant to this Agreement;
- (b) the accuracy of the calculations as to the sufficiency of the Escrow Fund to pay the principal, premium, if any, and interest (including Contingent Interest) on the Defeased Bonds;
- (c) any action or inaction of the Escrow Agent or the Borrower in connection herewith and therewith; or
- (d) any costs, fees, and expenses of the Escrow Agent hereunder.

21. *Severability.*

If any provision in this Agreement shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

22. *Counterparts.*

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all such counterparts shall together constitute but one and the same instrument.

23. *Governing Law.*

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

24. *Electronic Transactions.*

This Agreement and the transactions related hereto and described herein may be conducted and related documents may be sent, received and stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts to such original documents for all purposes, including the filing of any claim, action, or suit in the appropriate court of law.

25. *Compliance with Texas Government Code.*

The Borrower, the Escrow Agent, and the Trustee each hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2270.002, Texas Government Code, and to the extent such Section does not contravene applicable Federal law. As used in the foregoing verification, 'boycott Israel' means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing

business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Borrower, the Escrow Agent, and the Trustee each understand 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Trustee and exists to make a profit.

To the extent this Agreement is a contract for goods or services, the Borrower, the Escrow Agent, and the Trustee each represent that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes each of the Borrower, the Escrow Agent, and the Trustee and its respective parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Borrower, the Escrow Agent, and the Trustee each understand 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Trustee and exists to make a profit.

IN WITNESS WHEREOF, the parties hereto have each caused this Agreement to be executed by their duly authorized officers as of the date first above written.

ISSUER:

**TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS**

By: _____

Name: _____

Title: _____

BORROWER:

**TRAILS OF SYCAMORE TOWNHOMES
LIMITED PARTNERSHIP**, a Texas limited partnership

By: 11201 V. Memorial LLC, its General Partner

By: Centerline Guaranteed Manager LLC, its
Manager

By: Centerline Affordable Housing Advisors LLC, its
Sole Member

By: Centerline Capital Group LLC, its Sole Member

By: _____
Name: Jill Brooks-Garnett
Title: Chief Operating Officer

ESCROW AGENT:

WELLS FARGO BANK, N.A., as Escrow Agent

By: _____

Name: _____

Title: _____

The undersigned, as trustee with respect to the Defeased Bonds, hereby acknowledges receipt of the directions of the Borrower with respect to the defeasance and redemption of the Defeased Bonds set forth in **Section 9** of the foregoing Agreement and hereby agrees to comply with such directions in accordance with the provisions thereof and acknowledges and agrees to Section 25 of the foregoing Agreement.

WELLS FARGO BANK, N.A., as Trustee

By: _____

Name: _____

Title: _____

**SCHEDULE 1
TO ESCROW AGREEMENT**

DEBT SERVICE SCHEDULE TO CALL FOR DEFEASED BONDS

\$15,000,000

**Texas Department of Housing and Community Affairs
Multifamily Housing Mortgage Revenue Bonds
(Providence at Veterans Memorial Apartments)
Series 2004A**

[TO COME]

<u>Bond Payment</u> <u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Contingent</u> <u>Interest</u>	<u>Total Payment</u>
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⁽¹⁾ All of the Defeased Bonds will be redeemed and paid prior to maturity on the Redemption Date, at a redemption price of 100% of the principal amount thereof (\$[_____]), plus accrued interest (including Contingent Interest) thereon to the Redemption Date.

**SCHEDULE 2
TO ESCROW AGREEMENT**

SCHEDULE OF ESCROWED SECURITIES

[TO COME]

Type	Settlement Date	Maturity Date	Par Amount	Coupon Rate	Price	Cost	Accrued Interest	Total Cost
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EXHIBIT A
VERIFICATION REPORT

[See attached]

1n

BOARD ACTION REQUEST

BOND FINANCE DIVISION

JULY 25, 2019

Presentation, discussion, and possible action on Inducement Resolution No. 19-042, for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority

RECOMMENDED ACTION

WHEREAS, three bond pre-applications, as further detailed below, were submitted to the Department for consideration of inducement resolutions;

WHEREAS, Board approval of the inducement resolution is the first step in the application process for a multifamily bond issuance by the Department; and

WHEREAS, approval of the inducements will allow staff to submit an application to the Bond Review Board (BRB) for the issuance of a Certificate of Reservation associated with each Development;

NOW, therefore, it is hereby

RESOLVED, that based on the foregoing, Inducement Resolution No. 19-042 to proceed with the application submission to the BRB for possible receipt of State Volume Cap issuance authority under the Private Activity Bond Program for the pre-applications listed herein, is hereby approved in the form presented to this meeting.

BACKGROUND

The BRB administers the state's annual private activity bond authority for the State of Texas. The Department is an issuer of Private Activity Bonds and is required to induce an application for bonds prior to the submission to the BRB. Approval of the inducement resolution does not constitute approval of the development but merely allows the Applicant the opportunity to move into the full application phase of the process. Once the application receives a Certificate of Reservation, the Applicant has 150 days to close on the private activity bonds.

During the 150-day process, the Department will review the complete application for compliance with the Department's Rules, including but not limited to site eligibility and threshold as well as previous participation as it relates to previously funded developments through the Department. During the review of the full application, staff will also underwrite the transaction and determine financial feasibility in accordance with the Real Estate Analysis Rules. The Department will schedule and conduct a public hearing, and the complete application, including a transcript from the hearing, will

then be presented to the Board for a decision on the issuance of bonds as well as a determination on the amount of housing tax credits anticipated to be allocated to the development. There are three pre-applications that are a part of this inducement resolution as noted below.

Fishpond at Corpus Christi (19610)

Fishpond at Corpus Christi is to be located at 1006 Sixth Street in Corpus Christi, Nueces County, and proposes the new construction of 112 units serving the elderly population. This transaction is proposed to be Priority 3 with eight units rent and income restricted at 80% of the Area Median Family Income (AMFI), 66 units rent and income restricted at 60% of AMFI, 37 units rent and income restricted at 50% AMFI, and the remaining unit dedicated as an employee-occupied unit. Layered among the HTC restricted units will be 111 Direct Loan restricted units. The Department has received letters of support from Nueces County Judge Barbara Canales, County Commissioner for Precinct 1 Carolyn Vaughn, County Commissioner for Precinct 2 Joe A. Gonzalez, Corpus Christi City Council Member Everett Roy, and the Mayor of Corpus Christi, Joe McComb. The Department has not received any letters of opposition for this development.

Bond Inducement Amount: \$10,000,000

The Reserves at San Marcos (19608)

The Reserves at San Marcos is to be located at the SWC of Highway 123 and Monterrey Oak in San Marcos, Hays County, and proposes the new construction of 376 units serving the general population. This transaction is proposed to be Priority 3 with 320 of the units rent and income restricted at 60% of the Area Median Family Income and the remaining 56 of the units will be market rate. The Department has not received any letters of support or opposition for this development.

Bond Inducement Amount: \$41,000,000

The Haven at Willow Creek (19607)

The Haven at Willow Creek Park is to be located at Tomball Parkway (FM 249) at West Road in the Houston ETJ, Harris County, and proposes the new construction of 248 units serving the elderly population. This transaction is proposed to be Priority 3 with all of the units rent and income restricted at 60% of the Area Median Family Income. The Department received a letter of support from State Representative Jarvis Johnson.

Bond Inducement Amount: \$18,000,000

RESOLUTION NO. 19-042

RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY REVENUE BONDS WITH RESPECT TO RESIDENTIAL RENTAL DEVELOPMENTS; AUTHORIZING THE FILING OF ONE OR MORE APPLICATIONS FOR ALLOCATION 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, very low and extremely low income and families of moderate income (all as defined in the Act); 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, very low and extremely 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 development 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 in one or more series for the purpose of providing financing for the multifamily residential rental developments (the "Developments") more fully described in Exhibit A attached hereto. The ownership of the Developments as more fully described in Exhibit A will consist of the applicable ownership entity and its principals or a related person (the "Owners") within the meaning of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Owners have made not more than 60 days prior to the date hereof, payments with respect to the Developments and expect to make additional payments in the future and desire that they be reimbursed for such payments and other costs associated with the Developments from the proceeds of tax-exempt and taxable, as applicable, obligations to be issued by the Department subsequent to the date hereof; and

WHEREAS, the Owners have indicated their willingness to enter into contractual arrangements with the Department providing assurance satisfactory to the Department that the requirements of the Act and the Department will be satisfied and that the Developments will satisfy State law, Section 142(d) and other applicable Sections of the Code and Treasury Regulations; and

WHEREAS, the Department desires to reimburse the Owners for the costs associated with the Developments listed on Exhibit A attached hereto, but solely from and to the extent, if any, of the proceeds of tax-exempt and taxable, as applicable, obligations to be issued in one or more series to be issued subsequent to the date hereof; and

WHEREAS, at the request of the Owners, the Department reasonably expects to incur debt in the form of tax-exempt and taxable, as applicable, obligations for purposes of paying the costs of the Developments 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 the Developments one or more Applications for Allocation of Private Activity Bonds or Applications for Carryforward for Private Activity Bonds (the "Application") with the Texas Bond Review Board (the "Bond Review Board") 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 Governing Board of the Department (the "Board") has determined to declare its intent to issue its multifamily revenue bonds for the purpose of providing funds to the Owners to finance the Developments 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:

ARTICLE 1

OFFICIAL INTENT; APPROVAL OF CERTAIN ACTIONS

Section 1.1. Authorization of Issue. The Department declares its intent to issue its Multifamily Housing Revenue Bonds (the "Bonds") in one or more series and in amounts estimated to be sufficient to (a) fund a loan or loans to the Owners to provide financing for the respective Developments in an aggregate principal amount not to exceed those amounts, corresponding to the Developments, 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 development 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 the respective Development; (iii) approval by the Bond Review Board, if required; (iv) approval by the Attorney General of the State of Texas (the "Attorney General"); (v) satisfaction of the Board that the respective Development 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 1.2. 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 1.3. Reimbursement. The Department reasonably expects to reimburse the Owners 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 Development and listed on Exhibit A attached hereto (“Costs of the Developments”) 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 or rehabilitation of its Development, including reimbursing the applicable 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 or rehabilitation of the Developments; (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 1.4. Principal Amount. Based on representations of the Owners, the Department reasonably expects that the maximum principal amount of debt issued to reimburse the Owners for the Costs of the Developments will not exceed the amount set forth in Exhibit A which corresponds to the applicable Development.

Section 1.5. Limited Obligations. The Owners may commence with the acquisition and construction or rehabilitation of the Developments, which Developments 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 terms agreed to by the parties, on an installment payment basis with the Department under which the Department will make a loan to the applicable Owner for the purpose of reimbursing the Owner for the Costs of the Development and the 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 the Owner to provide financing for its Development, 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 1.6. The Developments. Substantially all of the proceeds of the Bonds shall be used to finance the Developments, which are to be occupied entirely by Eligible Tenants, as determined by the Department, and which are 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 1.7. 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 the Owners for costs of its Development.

Section 1.8. Costs of Developments. The Costs of the Developments may include any cost of acquiring, constructing, reconstructing, improving, installing and expanding the Developments. Without limiting the generality of the foregoing, the Costs of the Developments 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 Developments, administrative expenses and such other expenses as may be necessary or incident to the acquisition, construction, reconstruction, improvement

and expansion of the Developments, the placing of the Developments in operation and that satisfy the Code and the Act. The Owners shall be responsible for and pay any costs of its Development incurred by it prior to issuance of the Bonds and will pay all costs of its Development which are not or cannot be paid or reimbursed from the proceeds of the Bonds.

Section 1.9. 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 the Owners shall have any claim against the Department whatsoever as a result of any decision by the Department not to issue the Bonds.

Section 1.10. 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 the Owners and the Department of contractual arrangements, on terms agreed to by the parties, providing assurance satisfactory to the Department that all requirements of the Act will be satisfied and that the Development 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 Bracewell LLP or other nationally recognized bond counsel acceptable to the Department (“Bond Counsel”), 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 Bond Review Board, if required, and the Attorney General.

Section 1.11. Authorization to Proceed. The Board hereby authorizes staff, Bond Counsel and other consultants to proceed with preparation of the Developments’ necessary review and legal documentation for the filing of one or more Applications and the issuance of the Bonds, subject to satisfaction of the conditions specified in this Resolution. The Board further authorizes staff, Bond Counsel and other consultants to re-submit an Application that was withdrawn by an Owner.

Section 1.12. Related Persons. The Department acknowledges that financing of all or any part of the Developments 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 Owners.

Section 1.13. Declaration of Official Intent. This Resolution constitutes the Department’s official intent for expenditures on Costs of the Developments 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 the Developments 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 1.14. Execution and Delivery of Documents. The Authorized Representatives named in this Resolution are each hereby authorized to execute and deliver all Applications, certificates, documents, instruments, letters, notices, written requests 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.

Section 1.15. Authorized Representatives. The following persons are 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 1: the Chair or Vice Chair of the Board, the Executive Director or Acting Director of the Department, the Director of Administration of the Department, the Director of Bond Finance and Chief Investment Officer of the Department, the Director of Texas Homeownership of the Department and the Secretary or any Assistant Secretary to the Board. Such persons are referred to herein collectively as the "Authorized Representatives." Any one of the Authorized Representatives is authorized to act individually as set forth in this Resolution.

ARTICLE 2

CERTAIN FINDINGS AND DETERMINATIONS

Section 2.1. Certain Findings Regarding Developments and Owners. The Board finds that:

- (a) the Developments are necessary to provide decent, safe and sanitary housing at rentals that individuals or families of low and very low income and families of moderate income can afford;
- (b) the Owners will supply, in their Development, well-planned and well-designed housing for individuals or families of low and very low income and families of moderate income;
- (c) the Owners are financially responsible;
- (d) the financing of the Developments is a public purpose and will provide a public benefit;
and
- (e) the Developments will be undertaken within the authority granted by the Act to the Department and the Owners.

Section 2.2. 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, 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. The Bonds will be a special limited obligation of the Department payable solely from amounts pledged for that purpose under the financing documents.

Section 2.3. Certain Findings with Respect to the Bonds. The Board hereby finds, determines, recites and declares that the issuance of the Bonds to provide financing for the Developments 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.

ARTICLE 3

GENERAL PROVISIONS

Section 3.1. 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 3.2. Notice of Meeting. This Resolution was considered and adopted at a meeting of the Board that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and with §2306.032 of the Texas Government Code, regarding meetings of the Board.

Section 3.3. Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

[Execution page follows]

PASSED AND APPROVED this _____ day of July, 2019

[SEAL]

By: _____
Chair, Governing Board

ATTEST:

Secretary to the Governing Board

Signature Page to Inducement Resolution

EXHIBIT "A"

Descriptions of the Owners and the Developments

Project Name	Owner	Principals	Amount Not to Exceed
The Haven at Willow Creek Park	Willow Creek LLC, a Texas limited liability company	General Partner/Member: Mountain Top Development, a Texas 501c(3) non-profit organization	\$18,000,000
<p>Costs: Acquisition/construction of a 248-unit affordable, multifamily housing development to be known as The Haven at Willow Creek Park, to be located at Tomball Parkway (FM-249) at West Road, Harris County, Houston, TX 77086.</p>			

Project Name	Owner	Principals	Amount Not to Exceed
The Reserves at San Marcos	786 Cottonwood Creek, LLC, a Texas limited liability company	General Partner/Member: 92110 Monterrey Oak, LLC, a Texas limited liability company	\$41,000,000
<p>Costs: Acquisition/construction of a 376-unit affordable, multifamily housing development to be known as The Reserves at San Marcos, to be located at SWC of Hwy 123 & Monterrey Oak, Hays County, San Marcos, TX 78666.</p>			

Project Name	Owner	Principals	Amount Not to Exceed
FishPond at Corpus Christi	Fish Pond Living at Corpus Christi, LP, a Texas limited partnership	General Partner/Member: Fish Pond Corpus Christi Manager, LLC, a Texas limited liability company	\$10,000,000
<p>Costs: Acquisition/construction of a 112-unit affordable, multifamily housing development to be known as FishPond at Corpus Christi, to be located at 1006 Sixth Street, Nueces County, Corpus Christi, TX 78404.</p>			



July 1, 2019

Marni Holloway
Director of Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

OFFICE OF THE MAYOR

Joe McComb
Joe.McComb@cctexas.com

Elizabeth Hardin
Chief of Staff
ElizabethH2@cctexas.com

1201 Leopard St., 78401
PO Box 9277
Corpus Christi
Texas 78469-9277
Phone 361-826-3100
Fax 361-826-3103
www.cctexas.com

RE: Support for FishPond at Corpus Christi

Dear Mrs. Holloway:

FishPond Living at Corpus Christi, LP is applying for Housing Tax Credits, Tax-Exempt Bonds, and Direct Loan funds from the Texas Department of Housing and Community Affairs (TDHCA) to develop FishPond at Corpus Christi located at 1006 Sixth Street, Corpus Christi, Texas.

The principals of the Application have purchased Sea Gulf Apartments located at 416 N. Chaparral Street, also in Corpus Christi. Sea Gulf is a 111-unit mid-rise elderly building with a Section 8 contract for 100% of the units. This property was built in 1928 as a hospital and converted to apartments in 1979, but in need a of complete rehabilitation.

FishPond at Corpus Christi will be a new 112-unit community on a 1.48-acre site (inclusive of a 60' easement which the City of Corpus Christi has supported), which is approximately 1.2 miles south of Sea Gulf, but in a more residential neighborhood and closer to amenities suited for the elderly and disabled. The applicant is requesting that HUD transfer the Section 8 Contract and relocate the residents to the new Property.

This development will significantly improve the living conditions of the residents and extend affordability of the units as well as help redevelop the neighborhood. I strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Joe McComb
Mayor



July 2, 2019

City of
Corpus
Christi

Marni Holloway
Director of Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

RE: Support for FishPond at Corpus Christi

CITY COUNCIL

PO Box 9277
Corpus Christi
Texas 78469-9277
Phone 361-826-3105
Fax 361-826-3113
www.ctexas.com

Dear Mrs. Holloway:

FishPond Living at Corpus Christi, LP is applying for Housing Tax Credits, Tax-Exempt Bonds, and Direct Loan funds from the Texas Department of Housing and Community Affairs (TDHCA) to develop FishPond at Corpus Christi located at 1006 Sixth Street, Corpus Christi, Texas.

The principals of the Application have purchased Sea Gulf Apartments located at 416 N. Chaparral Street, also in Corpus Christi. Sea Gulf is a 111-unit mid-rise elderly building with a Section 8 contract for 100% of the units. This property was built in 1928 as a hospital and converted to apartments in 1979, but in need of a complete rehabilitation.

FishPond at Corpus Christi will be a new 112-unit community on a 1.48-acre site (inclusive of a 60' easement which the City of Corpus Christi has supported), which is approximately 1.2 miles south of Sea Gulf, but in a more residential neighborhood and closer to amenities suited for the elderly and disabled. The applicant is requesting that HUD transfer the Section 8 Contract and relocate the residents to the new Property.

This development will significantly improve the living conditions of the residents and extend affordability of the units as well as help redevelop the neighborhood. I strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Everett Roy
Council Member, District 1



BARBARA CANALES

COUNTY JUDGE

July 2, 2019

Maggie Turner

Chief Executive to County Judge
maggie.turner@nuecesco.com
(361) 888-0264

Monica Perez

Executive Secretary
monica.perez1@nuecesco.com
(361) 888-0444

Melissa Munguia

Emergency Management Coordinator
melissa.munguia@nuecesco.com
(361) 888-0513

Marni Holloway

Director of Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

RE: Support for FishPond at Corpus Christi

Dear Mrs. Holloway:

FishPond Living at Corpus Christi, LP is applying for Housing Tax Credits, Tax-Exempt Bonds, and Direct Loan funds from the Texas Department of Housing and Community Affairs (TDHCA) to develop FishPond at Corpus Christi located at 1006 Sixth Street, Corpus Christi, Texas.

The principals of the Application have purchased Sea Gulf Apartments located at 416 N. Chaparral Street, also in Corpus Christi. Sea Gulf is a 111-unit mid-rise elderly building with a Section 8 contract for 100% of the units. This property was built in 1928 as a hospital and converted to apartments in 1979, but in need a of complete rehabilitation.

FishPond at Corpus Christi will be a new 112-unit community on a 1.48-acre site (inclusive of a 60' easement which the City of Corpus Christi has supported), which is approximately 1.2 miles south of Sea Gulf, but in a more residential neighborhood and closer to amenities suited for the elderly and disabled. The applicant is requesting that HUD transfer the Section 8 Contract and relocate the residents to the new Property.

This development will significantly improve the living conditions of the residents and extend affordability of the units as well as help redevelop the neighborhood. I strongly support this development and encourage you to give it your full consideration and approval.

Thank you for your time.

Sincerely,

Barbara Canales
Nueces County Judge



NUECES COUNTY
901 LEOPARD STREET, ROOM 303.05
CORPUS CHRISTI, TX 78401-3689

FELICIA RAY HAJEK
COMMISSIONER'S ASSISTANT

CAROLYN VAUGHN
COUNTY COMMISSIONER, PRECINCT 1

(361) 888-0245
(361) 692-9819 - CELL
(361) 888-0470 - FAX

July 2, 2019

Marni Holloway
Director of Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

RE: Support for FishPond at Corpus Christi

Dear Mrs. Holloway:

FishPond Living at Corpus Christi, LP is applying for Housing Tax Credits, Tax-Exempt Bonds, and Direct Loan funds from the Texas Department of Housing and Community Affairs (TDHCA) to develop FishPond at Corpus Christi located at 1006 Sixth Street, Corpus Christi, Texas.

The principals of the Application have purchased Sea Gulf Apartments located at 416 N. Chaparral Street, also in Corpus Christi. Sea Gulf is a 111-unit mid-rise elderly building with a Section 8 contract for 100% of the units. This property was built in 1928 as a hospital and converted to apartments in 1979, but in need a of complete rehabilitation.

FishPond at Corpus Christi will be a new 112-unit community on a 1.48-acre site (inclusive of a 60' easement which the City of Corpus Christi has supported), which is approximately 1.2 miles south of Sea Gulf, but in a more residential neighborhood and closer to amenities suited for the elderly and disabled. The applicant is requesting that HUD transfer the Section 8 Contract and relocate the residents to the new Property.

This development will significantly improve the living conditions of the residents and extend affordability of the units as well as help redevelop the neighborhood. I strongly support this development and encourage you to give it your full consideration and approval. Thank you for your time.

Sincerely,

Carolyn Vaughn



JOE A. GONZALEZ
COUNTY COMMISSIONER (JAG) PCT. 2

SANDRA SANTOS
ADMINISTRATIVE ASSISTANT

NUECES COUNTY COURTHOUSE
901 LEOPARD STREET, SUITE 303.07
CORPUS CHRISTI, TX 78401-3689
(361) 888-0296 • FAX: (361) 888-0239

July 5, 2019

Marni Holloway
Director of Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

RE: Support for FishPond at Corpus Christi

Dear Mrs. Holloway,

I would like to take this opportunity to offer my support for FishPond Living at Corpus Christi, LP's application for Housing Tax Credits, Tax-Exempt Bonds, and Direct Loan funds from the Texas Department of Housing and Community Affairs (TDHCA) to develop FishPond at Corpus Christi located at 1006 Sixth Street, Corpus Christi, Texas.

The principals of the Application have purchased Sea Gulf Apartments located at 416 N. Chaparral Street, also in Corpus Christi. Sea Gulf is a 111-unit mid-rise elderly building with a Section 8 contract for 100% of the units. This property was built in 1928 as a hospital and converted to apartments in 1979, but desperately in need of complete rehabilitation.

FishPond at Corpus Christi will be a new 112-unit community on a 1.48-acre site (inclusive of a 60' easement which the City of Corpus Christi has supported), which is approximately 1.2 miles south of Sea Gulf, but in a more residential neighborhood and closer to amenities suited for the elderly and disabled. This will significantly improve the living conditions of the residents.

In addition, the applicant is requesting that HUD transfer the Section 8 Contract and relocate the residents to the new Property.

I want to thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Respectfully,

Joe A. Gonzalez (JAG)
Nueces County Commissioner, Pct 2

10

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 25, 2019

Presentation, discussion, and possible action on a Determination Notice for Housing Tax Credits with another Issuer (#19414 DeWetter Apartments, El Paso)

RECOMMENDED ACTION

WHEREAS, a Determination Notice for 4% Housing Tax Credits was previously approved at the Board meeting of November 8, 2018, but the applicant was unable to close on the bond financing prior to the expiration date associated with the original Certificate of Reservation;

WHEREAS, a second Certificate of Reservation from the Texas Bond Review Board was issued on January 24, 2019, expired on June 23, 2019, therefore, a third Certificate of Reservation was issued on May 30, 2019, to the Alamito Public Facilities Corporation and will expire on October 27, 2019;

WHEREAS, the changes that have occurred since the original award, as further discussed herein, are considered to be material and pursuant to 10 TAC §11.201(3) of the Qualified Allocation Plan requires the Board to consider the re-issuance of the Determination Notice;

WHEREAS, the compliance history associated with the portfolios of the Housing Authority of the City of El Paso (HACEP) and Miller-Valentine, who are the applicants involved in the subject application, is considered a Category 3 and at the Board meeting of June 27, 2019, the Board determined that the compliance history should not preclude the applicant from receiving an affirmative recommendation from EARAC; and

WHEREAS, EARAC recommended the application for an award with no program or compliance conditions;

NOW, therefore, it is hereby

RESOLVED, that the issuance of a Determination Notice of \$1,017,745 in 4% Housing Tax Credits, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for DeWetter Apartments, is hereby approved as presented to this meeting.

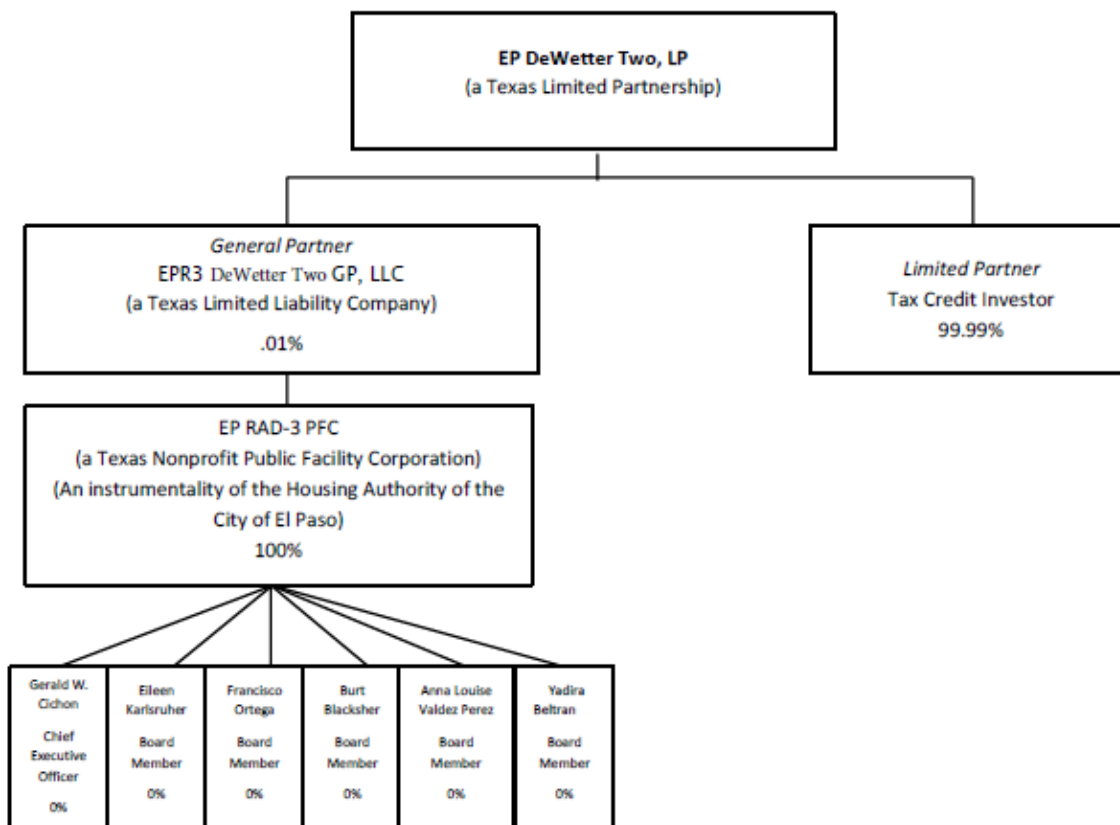
BACKGROUND

General Information: DeWetter Apartments is located at 560 Lisbon Avenue, El Paso, El Paso County, and consists of 98 units. The subject property was originally constructed in 1971, and the units are occupied and operating as public housing. The property is currently owned by HACEP and is part of a two property bond financing, including Kathy White Apartments, which is also on the Board agenda for consideration today. The property will be converted from public housing to Section 8 rental assistance through the Rental Assistance Demonstration program administered by HUD. The development will serve the general population and conforms to current zoning. All of the units will be rent and income restricted at 60% of the Area Medium Family Income.

Changes Since Prior Award: The application was previously approved at the Board meeting of November 8, 2018; however, the applicant was unable to close on the bond financing prior to the original expiration of the Certificate of Reservation issued by the Bond Review Board. Once a new Certificate of Reservation was issued, the applicant informed the Department of changes that had occurred since the original award. These changes primarily included an increase in development costs, stemming in large part from a requirement from the equity investor that new roofs be installed and another change involved the inclusion of a rental subsidy structure of 75% RAD units and 25% Project-Based Voucher units, with the latter claiming to increase income that would allow the property to support a higher permanent loan and reduce the gap loan. While the changes were under review by the Department and the compliance history was being evaluated, a third Certificate of Reservation was issued.

Organizational Structure and Compliance History: The Borrower is EP DeWetter Two, LP and includes the entities and principals as indicated in the organization chart in Exhibit A. The compliance history is considered a Category 3 portfolio and the Board allowed EARAC to make a positive recommendation at the Board meeting of June 27, 2019. EARAC subsequently recommended no program or compliance conditions be placed upon the award.

EXHIBIT A



BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 25, 2019

Presentation, discussion, and possible action on a Determination Notice for Housing Tax Credits with another Issuer (#19415 Kathy White Apartments, El Paso)

RECOMMENDED ACTION

WHEREAS, a Determination Notice for 4% Housing Tax Credits was previously approved at the Board meeting of November 8, 2018, but the applicant was unable to close on the bond financing prior to the expiration date associated with the original Certificate of Reservation;

WHEREAS, a second Certificate of Reservation from the Texas Bond Review Board was issued on January 24, 2019, expired on June 23, 2019, therefore, a third Certificate of Reservation was issued on May 30, 2019, to the Alamito Public Facilities Corporation and will expire on October 27, 2019;

WHEREAS, the changes that have occurred since the original award, as further discussed herein, are considered to be material and pursuant to 10 TAC §11.201(3) of the Qualified Allocation Plan requires the Board to consider the re-issuance of the Determination Notice;

WHEREAS, the compliance history associated with the portfolios of the Housing Authority of the City of El Paso (HACEP) and Miller-Valentine, who are the applicants involved in the subject application, is considered a Category 3 and at the Board meeting of June 27, 2019, the Board determined that the compliance history should not preclude the applicant from receiving an affirmative recommendation from EARAC; and

WHEREAS, EARAC recommended the application for an award with no compliance or program conditions;

NOW, therefore, it is hereby

RESOLVED, that the issuance of a Determination Notice of \$478,404 in 4% Housing Tax Credits, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Kathy White, is hereby approved as presented to this meeting.

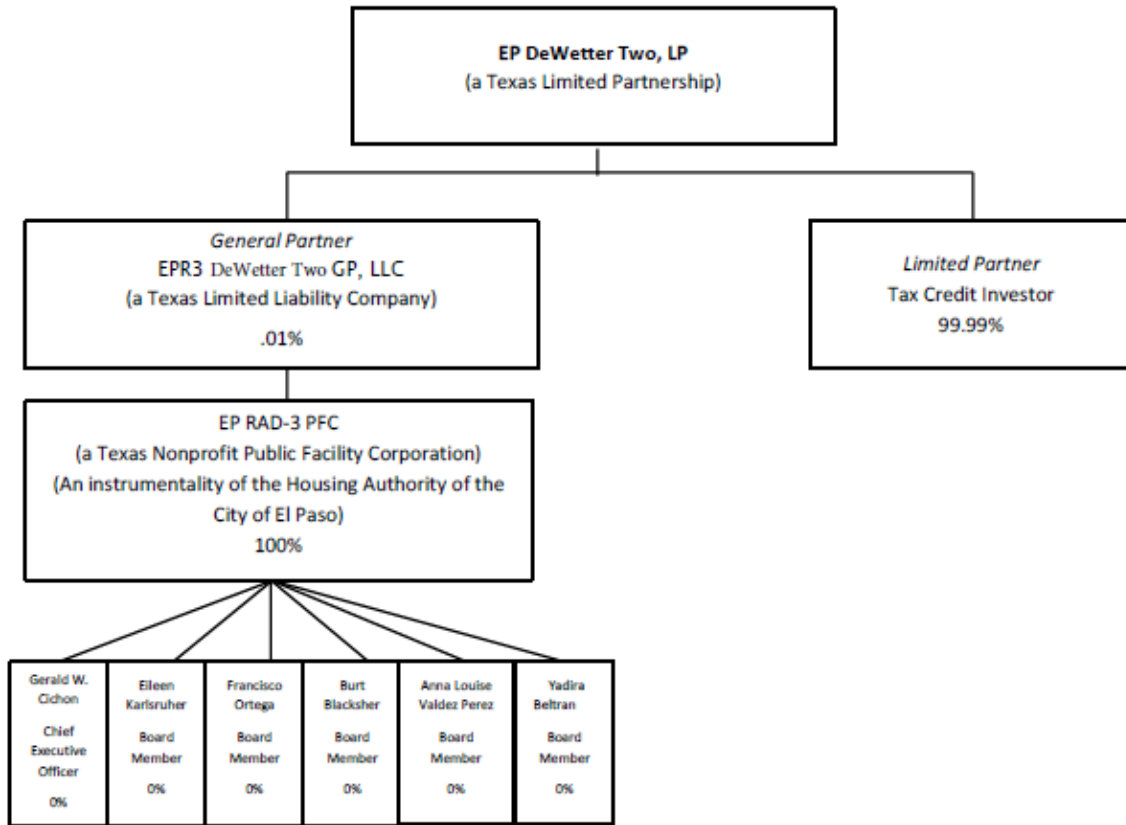
BACKGROUND

General Information: The Kathy White Apartments is located at 2500 Mobile Avenue, El Paso, El Paso County, and consists of 78 units. The subject property was originally constructed in 1972, and the units are occupied and operating as public housing. The property is currently owned by HACEP and is part of a two property bond financing, including DeWetter Apartments, which is also on the Board agenda for consideration today. The property will be converted from public housing to Section 8 rental assistance through the Rental Assistance Demonstration program administered by HUD. The Development will serve the general population and conforms to current zoning, with the exception of the parking requirements which the city has determined to be legal non-conforming. All of the units will be rent and income restricted at 60% of the Area Medium Family Income.

Changes Since Prior Award: The application was previously approved at the Board meeting of November 8, 2018; however, the applicant was unable to close on the bond financing prior to the original expiration of the Certificate of Reservation issued by the Bond Review Board. Once a new Certificate of Reservation was issued, the applicant informed the Department of changes that had occurred since the original award. These changes primarily included an increase in development costs, stemming in large part from a requirement from the equity investor that new roofs be installed and another change involved the inclusion of a rental subsidy structure of 75% RAD units and 25% Project-Based Voucher units, with the latter claiming to increase income that would allow the property to support a higher permanent loan and reduce the gap loan. While the changes were under review by the Department and the compliance history was being evaluated, a third Certificate of Reservation was issued.

Organizational Structure and Compliance History: The Borrower is EP DeWetter Two, LP and includes the entities and principals as indicated in the organization chart in Exhibit A. The compliance history is considered a Category 3 portfolio and the Board allowed EARAC to make a positive recommendation at the Board meeting of June 27, 2019. EARAC subsequently recommended no program or compliance conditions be placed upon the award.

EXHIBIT A





Addendum to Underwriting Report

TDHCA Application #: **19414** Program(s): **4% HTC**
 TDHCA Application #: **19415**

DeWetter

Address/Location: 560 Lisbon

Kathy White

Address/Location: 2500 Mobile Ave

City: El Paso County: El Paso Zip: 79930

APPLICATION HISTORY	
Report Date	PURPOSE
07/18/19	New Determination Notice
11/05/18	New Application - Initial Underwriting

ALLOCATION

TDHCA Program	Requested Allocation				RECOMMENDATION				
	Amount	Rate	Amort	Term	Amount	Rate	Amort	Term	Lien
LIHTC (4% Credit)	\$1,518,258				\$1,496,150				

CONDITIONS STATUS

- 1 Receipt and acceptance before Determination Notice:
 - a: HUD approval of RAD conversion including a commitment to enter into the Housing Assistance Payment contract (or executed CHAP or similar agreement), HUD approved rents and operating budget.

Status: Applicant provided final CHAP rents and utility allowances approved by HUD.
 - b: Reconciliation of the \$936K of costs characterized as site demolition in the PCA supplements and the "select demolition" costs included in the Development Cost Schedules.

Status: Applicant provided updated PCA supplements along with updated costs (described below). Revised costs now include \$311,640 in site work costs associated with new scope to expand the site work utilities. \$226,750 in cost are still associated with "select interior demolition".
 - d: **NEW CONDITION:** Updated equity letter from PNC that is consistent with the Applicant's increased credit/equity request.

2 Receipt and acceptance by Cost Certification:

- a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
- b: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented by a qualified abatement company; and that any remaining asbestos-containing materials or lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

Status: Pending

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

ANALYSIS

The Subject received an award of \$1,374,504 in 4% Housing Tax Credits in November 2018. Applicant is now requesting changes to the rent and utility structures, development costs and financing. With the request, Applicant submitted updated exhibits for the rent schedule, expenses, development cost schedule and sources and uses. Applicant is proposing a change from 100% RAD to a HUD rental subsidy structure of 75% (133 total units) RAD units and 25% (43 total units) PBV units. Applicant indicates this change is necessary in order to boost income and allow the property to support a higher permanent loan, thereby reducing the gap loan.

Operating Pro Forma

Total income has increased approximately 24%, while total expenses have increased approximately 7% since original underwriting. Total NOI has increased ~41 and is less than 1% different than the Applicant's; therefore, the Applicant's pro forma continues to be used.

Development Cost

Applicant's building and site work costs have increased approximately \$2M (14%). Total development costs (TDC) have increased ~\$5M (less than 12%), with site work, building, and financing contributing the majority of the increases. Applicant indicates the changes occurred as a result of final pricing and the Investor's Plan and Cost review which required an increased scope of work that included new roofs and expansion of site work utilities.

Applicant submitted updated PCA costs that are consistent with the increased GC-reviewed costs.

Sources of Funds

PNC will provide an additional \$4.35M (\$14.2M total) at the same rate and terms previously underwritten.

Applicant has requested an additional \$143,754 (\$1,518,258 total) in annual tax credits. This results in \$1,369,116 of additional equity proceeds at the previous \$0.95 equity rate. Receipt and review of an updated equity letter from PNC reflecting the increased request is required before issuance of Determination Notice.

Underwriter recommends an annual tax credit allocation of \$1,496,150 (\$121,646 increase over previous recommendation). This results in total equity proceeds of \$14,249,395 (\$1,158,555 increase over previous recommendation).

Underwriter:	<u>Diamond Unique Thompson</u>
Manager of Real Estate Analysis:	<u>Thomas Cavanagh</u>
Director of Real Estate Analysis:	<u>Brent Stewart</u>

UNIT MIX/RENT SCHEDULE
DeWetter & Kathy White, El Paso, 4% HTC #18433 & #18434

LOCATION DATA	
CITY:	El Paso
COUNTY:	El Paso
Area Median Income	\$51,700
PROGRAM REGION:	13

UNIT DISTRIBUTION							
# Beds	# Units	% Total	Assisted	MDL	Income	# Units	% Total
1	2	1.1%	2	0	30%	-	0.0%
2	36	20.5%	36	0	40%	-	0.0%
3	97	55.1%	97	0	50%	-	0.0%
4	37	21.0%	37	0	60%	176	100.0%
5	4	2.3%	4	0	MR	-	0.0%
TOTAL	176	100.0%	176	-	TOTAL	176	100.0%

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	3.44%
APP % Construction	3.44%
Average Unit Size	1,036 sf

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS			
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst		
18433 DeWetter																						
TC 60%	\$763	PBV	\$842	3	2	1	955	\$842	\$94	\$748	\$0	\$0.78	\$748	\$2,244	\$2,244	\$748	\$0.78	\$0	\$730	\$0.76	\$730	
TC 60%	\$763	PBV	\$842	1	2	1	955	\$842	\$94	\$748	\$0	\$0.78	\$748	\$748	\$748	\$748	\$0.78	\$0	\$730	\$0.76	\$730	
TC 60%	\$763	PBV	\$842	2	2	1	996	\$842	\$94	\$748	\$0	\$0.75	\$748	\$1,496	\$1,496	\$748	\$0.75	\$0	\$730	\$0.73	\$730	
TC 60%	\$882	PBV	\$1,210	18	3	1	1,002	\$1,210	\$113	\$1,097	\$0	\$1.09	\$1,097	\$19,746	\$19,746	\$1,097	\$1.09	\$0	\$800	\$0.80	\$800	
TC 60%	\$882	RAD	\$1,003	33	3	1	1,002	\$1,003	\$113	\$890	\$0	\$0.89	\$890	\$29,370	\$29,370	\$890	\$0.89	\$0	\$800	\$0.80	\$800	
TC 60%	\$882	RAD	\$1,003	3	3	2	1,213	\$1,003	\$113	\$890	\$0	\$0.73	\$890	\$2,670	\$2,670	\$890	\$0.73	\$0	\$800	\$0.66	\$800	
TC 60%	\$882	RAD	\$1,003	1	3	1.5	1,213	\$1,003	\$113	\$890	\$0	\$0.73	\$890	\$890	\$890	\$890	\$0.73	\$0	\$800	\$0.66	\$800	
TC 60%	\$882	RAD	\$1,003	2	3	1	1,277	\$1,003	\$113	\$890	\$0	\$0.70	\$890	\$1,780	\$1,780	\$890	\$0.70	\$0	\$900	\$0.70	\$900	
TC 60%	\$984	RAD	\$1,192	29	4	1.5	1,275	\$1,192	\$129	\$1,063	\$0	\$0.83	\$1,063	\$30,827	\$30,827	\$1,063	\$0.83	\$0	\$900	\$0.71	\$900	
TC 60%	\$984	RAD	\$1,192	1	4	2	1,275	\$1,192	\$129	\$1,063	\$0	\$0.83	\$1,063	\$1,063	\$1,063	\$1,063	\$0.83	\$0	\$900	\$0.71	\$900	
TC 60%	\$984	RAD	\$1,192	1	4	2	1,458	\$1,192	\$129	\$1,063	\$0	\$0.73	\$1,063	\$1,063	\$1,063	\$1,063	\$0.73	\$0	\$970	\$0.67	\$970	
TC 60%	\$1,085	RAD	\$1,744	4	5	2	1,458	\$1,744	\$150	\$1,594	\$0	\$1.09	\$1,594	\$6,376	\$6,376	\$1,594	\$1.09	\$0	\$970	\$0.67	\$970	
18434 Kathy White																						
TC 60%	\$636	RAD	\$482	2	1	1	747	\$482	\$62	\$420	\$0	\$0.56	\$420	\$840	\$840	\$420	\$0.56	\$0	\$650	\$0.87	\$650	
TC 60%	\$763	RAD	\$588	17	2	1	789	\$588	\$77	\$511	\$0	\$0.65	\$511	\$8,687	\$8,687	\$511	\$0.65	\$0	\$735	\$0.93	\$735	
TC 60%	\$763	PBV	\$842	11	2	1	789	\$842	\$77	\$765	\$0	\$0.97	\$765	\$8,415	\$8,415	\$765	\$0.97	\$0	\$735	\$0.93	\$735	
TC 60%	\$763	RAD	\$588	2	2	1	911	\$588	\$77	\$511	\$0	\$0.56	\$511	\$1,022	\$1,022	\$511	\$0.56	\$0	\$850	\$0.93	\$850	
TC 60%	\$882	RAD	\$844	30	3	1	990	\$844	\$88	\$756	\$0	\$0.76	\$756	\$22,680	\$22,680	\$756	\$0.76	\$0	\$850	\$0.86	\$850	
TC 60%	\$882	PBV	\$1,210	8	3	1	990	\$1,210	\$88	\$1,122	\$0	\$1.13	\$1,122	\$8,976	\$8,976	\$1,122	\$1.13	\$0	\$930	\$0.94	\$930	
TC 60%	\$882	RAD	\$844	2	3	2	1,324	\$844	\$88	\$756	\$0	\$0.57	\$756	\$1,512	\$1,512	\$756	\$0.57	\$0	\$930	\$0.70	\$930	
TC 60%	\$984	RAD	\$1,008	2	4	2	1,090	\$1,008	\$102	\$906	\$0	\$0.83	\$906	\$1,812	\$1,812	\$906	\$0.83	\$0	\$930	\$0.85	\$930	
TC 60%	\$984	RAD	\$1,008	4	4	2	1,170	\$1,008	\$102	\$906	\$0	\$0.77	\$906	\$3,624	\$3,624	\$906	\$0.77	\$0	\$930	\$0.79	\$930	
TOTALS/AVERAGES:				176				182,396				\$0	\$0.85	\$885	\$155,841	\$155,841	\$885	\$0.85	\$0	\$829	\$0.80	\$829

ANNUAL POTENTIAL GROSS RENT:	\$1,870,092	\$1,870,092
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

DeWetter & Kathy White, El Paso, 4% HTC #18433 & #18434

DEBT / GRANT SOURCES																	
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE								
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Prior Underwriting		Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App						Applicant	TDHCA						DCR	LTC
PNC Real Estate - Construction/Fredd		1.17	1.16	892,863	5.30%	35	15	\$14,200,000	\$9,850,000	\$9,850,000	\$14,200,000	15	35	5.30%	\$892,863	1.16	31.4%
CASH FLOW DEBT / GRANTS																	
HACEP Seller Note		1.17	1.16		3.00%	0	50	\$10,340,000	\$10,340,000	\$10,340,000	\$10,340,000	50	0	3.00%		1.16	22.9%
Paisano Gap Loan		1.17	1.16		0.00%	0	0	\$5,182,666	\$5,270,460	\$5,270,460	\$5,182,666	0	0	0.00%		1.16	11.5%
				\$892,863	TOTAL DEBT / GRANT SOURCES			\$29,722,666			\$29,722,666	TOTAL DEBT SERVICE			\$892,863	1.16	65.8%
NET CASH FLOW		\$151,554	\$146,116					APPLICANT NET OPERATING INCOME				\$1,038,979	\$146,116	NET CASH FLOW			

EQUITY SOURCES															
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE									
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Prior Underwriting		Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method		
						Applicant	TDHCA							Total Developer Fee:	Eligible Basis
PNC Tax Credit Capital	LIHTC Equity	32.0%	\$1,518,258	0.95	\$14,459,956	\$13,585,081	\$13,090,840	\$14,249,395	\$0.95	\$1,496,150	31.5%	\$8,501	Eligible Basis		
Paisano Housing Redevelopment Corp	Deferred Developer Fees	2.2%	(19% Deferred)		\$1,008,932	\$1,178,980	\$1,367,801	\$1,203,408	(23% Deferred)		2.7%		Total Developer Fee: \$5,334,716		
Additional (Excess) Funds Req'd		0.0%					\$0	\$0			0.0%				
TOTAL EQUITY SOURCES		34.2%			\$15,468,888	\$14,764,061	\$14,458,641	\$15,452,803			34.2%				
TOTAL CAPITALIZATION					\$45,191,554	\$40,224,521	\$39,919,101	\$45,175,469						15-Yr Cash Flow after Deferred Fee:	\$2,508,842

DEVELOPMENT COST / ITEMIZED BASIS														
APPLICANT COST / BASIS ITEMS				TDHCA COST / BASIS ITEMS				COST VARIANCE						
Eligible Basis	New Const. Rehab	Total Costs	Prior Underwriting	Total Costs	Eligible Basis	New Const. Rehab	Acquisition	%	\$					
										Applicant	TDHCA	Acquisition		
Land Acquisition		\$4,773 / Unit	\$840,000	\$840,000	\$840,000	\$840,000	\$4,773 / Unit		0.0%	\$0				
Building Acquisition		\$53,977 / Unit	\$9,500,000	\$9,500,000	\$9,500,000	\$9,500,000	\$53,977 / Unit		0.0%	\$0				
Off-Sites		\$ / Unit	\$0	\$0	\$0	\$0	\$ / Unit		0.0%	\$0				
Site Work		\$2,356,507	\$15,160 / Unit	\$2,668,147	\$1,395,418	\$2,331,609	\$2,668,147	\$15,160 / Unit	\$2,668,147	0.0%	\$0			
Site Amenities		\$1,214,465	\$6,900 / Unit	\$1,214,465	\$1,248,662	\$1,248,662	\$1,214,465	\$6,900 / Unit	\$1,214,465	0.0%	\$0			
Building Cost		\$14,545,266	\$79.75 /sf	\$82,644/Unit	\$14,545,266	\$13,558,911	\$12,622,719	\$14,545,266	\$82,644/Unit	\$79.75 /sf	\$14,545,266	0.0%	\$0	
Contingency		\$1,826,665	10.08%	10.09%	\$1,858,465	\$1,630,000	\$1,620,299	\$1,842,788	10.00%	9.91%	\$1,826,665	0.9%	\$15,677	
Contractor Fees		\$2,671,279	13.39%	13.17%	\$2,671,279	\$2,282,000	\$2,282,000	\$2,671,279	13.18%	13.19%	\$2,671,279	0.0%	\$0	
Soft Costs	0	\$1,808,200	\$18,798 / Unit	\$3,308,451	\$2,919,101	\$2,919,101	\$3,308,451	\$18,798 / Unit	\$1,808,200		\$0	0.0%	\$0	
Financing	0	\$1,923,436	\$15,333 / Unit	\$2,698,691	\$1,628,985	\$1,628,985	\$2,698,691	\$15,333 / Unit	\$1,923,436		\$0	0.0%	\$0	
Developer Fee	\$0	\$5,269,163	20.00%	20.00%	\$5,339,123	\$4,775,921	\$4,480,203	\$5,334,716	20.00%	14.56%	\$5,266,155	\$0	0.1%	\$4,407
Reserves		\$3,134 / Unit	\$551,666	\$445,523	\$445,523	\$551,666	\$3,134 / Unit				\$0	0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$9,500,000	\$31,614,981	\$256,793 / Unit	\$45,195,553	\$40,224,521	\$39,919,101	\$45,175,469	\$256,679 / Unit	\$31,923,613	\$9,500,000	0.0%	\$20,084	
Acquisition Cost	\$0			\$0	\$0									
Contingency		(\$15,041)		(\$15,677)	(\$9,701)									
Contractor's Fee		\$0		\$0	\$0									
Financing Cost		\$0		\$0	\$0									
Developer Fee	\$0	(\$3,008)		(\$4,407)	(\$295,718)									
Reserves				\$0	\$0									
ADJUSTED BASIS / COST		\$9,500,000	\$31,596,932	\$256,679/unit	\$45,175,469	\$39,919,102	\$39,919,101	\$45,175,469	\$256,679/unit	\$31,923,613	\$9,500,000	0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY PCA/CNA					\$45,175,469									

CAPITALIZATION / DEVELOPMENT COST BUDGET / ITEMIZED BASIS ITEMS

DeWetter, El Paso, 4% HTC #19414

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction Rehabilitation
ADJUSTED BASIS	\$9,500,000	\$31,596,932	\$9,500,000	\$28,780,657
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$9,500,000	\$31,596,932	\$9,500,000	\$28,780,657
High Cost Area Adjustment		115%		115%
TOTAL ADJUSTED BASIS	\$9,500,000	\$36,908,492	\$9,500,000	\$33,992,723
Applicable Fraction	100.00%	100.00%	100.00%	100.00%
TOTAL QUALIFIED BASIS	\$9,500,000	\$36,908,492	\$9,500,000	\$33,992,723
Applicable Percentage	3.44%	3.44%	3.44%	3.44%
ANNUAL CREDIT ON BASIS	\$326,800	\$1,269,652	\$326,800	\$1,169,350
CREDITS ON QUALIFIED BASIS	\$1,596,452		\$1,496,150	

Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.9524	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,496,150	\$14,249,395	\$1,496,150	(\$22,108)	(\$210,561)
Needed to Fill Gap	\$1,622,504	\$15,452,803	----	----	----
Applicant Request	\$1,518,258	\$14,459,956	----	----	----

50% Test for Bond Financing for 4% Tax Credits					
Tax-Exempt Bond Amount	\$22,490,000		Percent Financed by Tax-Exempt Bonds	Applicant	TDHCA
Aggregate Basis Limit for 50% Test	\$44,980,000				
	Applicant	TDHCA			
Land Cost	\$840,000	\$840,000			
Depreciable Bldg Cost	\$37,377,869	\$37,362,192			
Aggregate Basis for 50% Test	\$38,217,869	\$38,202,192			
			amount aggregate basis can increase before 50% test fails	\$6,762,131	\$6,777,808
				17.7%	17.7%

Long-Term Pro Forma

DeWetter, El Paso, 4% HTC #19414

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$1,788,626	\$1,824,398	\$1,860,886	\$1,898,104	\$1,936,066	\$2,137,573	\$2,360,054	\$2,605,690	\$2,876,892	\$3,176,322	\$3,506,916
TOTAL EXPENSES	3.00%	\$749,647	\$771,245	\$793,473	\$816,350	\$839,895	\$968,343	\$1,116,696	\$1,288,066	\$1,486,055	\$1,714,833	\$1,986,180
NET OPERATING INCOME ("NOI")		\$1,038,979	\$1,053,153	\$1,067,413	\$1,081,754	\$1,096,171	\$1,169,230	\$1,243,357	\$1,317,624	\$1,390,837	\$1,461,489	\$1,520,736
EXPENSE/INCOME RATIO		41.9%	42.3%	42.6%	43.0%	43.4%	45.3%	47.3%	49.4%	51.7%	54.0%	56.6%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$892,863	\$892,863	\$892,863	\$892,863	\$892,863	\$892,863	\$892,863	\$892,863	\$892,863	\$892,863	\$892,863
DEBT COVERAGE RATIO		1.16	1.18	1.20	1.21	1.23	1.31	1.39	1.48	1.56	1.64	1.70
ANNUAL CASH FLOW												
ANNUAL CASH FLOW		\$146,116	\$160,290	\$174,550	\$188,891	\$203,308	\$276,367	\$350,495	\$424,761	\$497,975	\$568,626	\$627,873
Deferred Developer Fee Balance		\$1,057,292	\$897,001	\$722,451	\$533,560	\$330,251	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$904,883	\$2,508,842	\$4,484,277	\$6,828,420	\$9,531,620	\$12,558,601

2a

TDHCA Outreach Activities, June-July

A compilation of outreach and educational activities designed to enhance the awareness of TDHCA programs and services among key stakeholder groups and the general public.

Activity	Event	Date	Location	Division
Roundtable	Multifamily Supportive Housing Roundtable	June 27	Austin	Multifamily Finance
Event	Press Invite: Amy Young Barrier Removal Program, 1000 th Household Served	July 12	Tyler	Amy Young Barrier Removal
Training	Homebuyer Counselor Education Training: Texas Statewide Homebuyer Education Program	July 22-26	Houston	Homeownership

Internet Postings of Note

A list of new or noteworthy postings to the Department's website.

Amy Young Barrier Removal

- Replaced Income Certification Form (effective June 1)

Asset Management

- Added presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application (Capella, Ovation Senior Living)
- Added presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement (Shady Creek Apartments, Painted Desert Townhomes, Geronimo Trail Townhomes, Mission Del Valle Townhomes)

Bond Finance

- Added Single Family 2019A Official Statements and TDHCA Interim Financial Statements (as of April 30)

Communications:

- Replaced homepage article with disaster resources information (Are You Ready?)
- Posted updated TDHCA Program Brochure

Community Affairs

- Replaced video for CEAP Production Tool
- Added Income Calculator video
- Posted US Citizenship Documentation Matrix (revised June 2019)

Compliance

- Updated 2019 Project Income and Rent Tool
- Posted updated Onsite Monitoring Forms

HOME and Homeless:

- Added PRWORA and HUD's Homeless Assistance Programs Fact Sheet

- Added HUD, HHS, and DOJ Joint Letter Regarding Immigrant Access to Housing and Services

Internal Audit

- Updated 2019 Report on the Internal Audit of Construction Cost Certification function (as of June 27)

Migrant Labor Housing Facilities

- Posted updated licensed facilities list (total licensees is 216)

Multifamily:

- Added HTC application(s) to Environmental Site Assessments (as completed)
- Added updated application log for 2019 4% HTC Bond Status (as of July 9)
- Created Multifamily Supportive Housing online forum
- Added updated 2019 9% HTC Full Application Log (as of June 27 Governing Board meeting)
- Added 2020 QAP Roundtable handouts (April, May, June events)

Program Services

- Added link for Wage and Hour Division Handy Reference Guide to the Fair Labor Standards Act (HTM)
- Added link for DOL-Apprentice Programs (pre-construction guide exhibits)

Purchasing

- Updated list of No-Bid contracts as required by state

Section 811 PRA Program

- Added Texas Administrative Code Program Rules

Texas Bootstrap Loan Program

- Added 2019 Statewide Income Limits Texas Bootstrap 60% AMFI document

Frequently Used Acronyms

AMFI	Area Median Family Income	LURA	Land Use Restriction Agreement
AYBR	Amy Young Barrier Removal Program	MF	Multifamily
CEAP	Comprehensive Energy Assistance Program	MFTH	My First Texas Home Program
CFD	Contract for Deed Program	MRB	Mortgage Revenue Bond Program
CFDC	Contract for Deed Conversion Assistance Grants	NHTF	National Housing Trust Fund
CHDO	Community Housing Development Organization	NOFA	Notice of Funding Availability
CMTS	Compliance Monitoring and Tracking System	NSP	Neighborhood Stabilization Program
CSBG	Community Services Block Grant Program	OIG	Office of Inspector General
ESG	Emergency Solutions Grants Program	QAP	Qualified Allocation Plan
FAQ	Frequently Asked Questions	QCP	Quantifiable Community Participation
HBA	Homebuyer Assistance Program	REA	Real Estate Analysis
HHSCC	Housing and Health Services Coordination Council	RFA	Request for Applications
HHSP	Homeless Housing and Services	RFO	Request for Offer
		RFP	Request for Proposals
		RFQ	Request for Qualifications
		ROFR	Right of First Refusal
		SLIHP	State of Texas Low Income Housing Plan
		TA	Technical Assistance

	Program	TBRA	Tenant Based Rental Assistance Program
HRA	Homeowner Rehabilitation Assistance Program	TICH	Texas Interagency Council for the Homeless
HRC	Housing Resource Center	TSHEP	Texas Statewide Homebuyer Education Program
HTC	Housing Tax Credit	TXMCC	Texas Mortgage Credit Certificate
HTF	Housing Trust Fund	VAWA	Violence Against Women Act
HUD	U.S. Department of Housing and Urban Development	WAP	Weatherization Assistance Program
IFB	Invitation for Bid		

2b

BOARD REPORT ITEM
MULTIFAMILY FINANCE DIVISION
JULY 25, 2019

Multifamily Supportive Housing Roundtable Report

A Multifamily Supportive Housing Roundtable was held on June 27, 2019. The Roundtable convened stakeholders and staff to discuss proposed revisions to the definition of Supportive Housing. The proposed revisions entailed three main discussion topics:

- (1) proposed revisions to the supportive services component of 10 TAC §11.1(d)(121), the Supportive Housing definition in the Qualified Allocation Plan (QAP);
- (2) proposed revisions to the debt financing restrictions in the aforementioned definition; and
- (3) proposed flexibility in the financial feasibility standards, as implemented in 10 TAC Chapter 11, Subchapter D (related to Underwriting Considerations and Feasibility Conclusions) and 10 TAC §13.4(a)(1)(A)(related to the Direct Loan Supportive Housing/Soft Repayment Set-Aside).

The discussion began with an overview of the background of the treatment of Supportive Housing in the Multifamily rules. Brent Stewart, Director of Real Estate Analysis, summarized common hurdles Supportive Housing Developments face, addressed public comments received from stakeholders in the past, and then relayed staff's attempts to address both in the current rules.

Stakeholders and staff then discussed the first topic involving proposed revisions to the Supportive Housing definition in the QAP. Staff led a detailed discussion of the importance of maintaining quality, cost-effective, and targeted supportive services throughout the affordability period. Stakeholders agreed the definition should be revised to include greater details of the types of targeted populations to be served, as well as the cost-effective, quality supportive services to be offered.

The second discussion topic proposed revisions to the debt restrictions in the definition. While stakeholders understood the benefit of removing financing contingencies from the definition itself, many expressed concerns regarding operating feasibility and resident services costs.

Lastly, the third discussion topic addressed the financial feasibility concerns in the Real Estate Analysis and Direct Loan rules. Conversation ultimately sought a balance between the need for Supportive Housing Developments with reliable long-term operating support and the possibility of allowing Supportive Housing Applicants with alternative, albeit potentially effective, funding structures that may include debt financing.

Any revision to the definition of Supportive Housing, or the debt and feasibility requirements, will be included in the draft QAP and Direct Loan rule, to be presented to the Board at a future meeting.

2c

BOARD ACTION REPORT
MULTIFAMILY FINANCE DIVISION
JULY 25, 2019

2020 QAP Planning Project report

Staff held its fourth and final 2020 QAP roundtable on June 29, 2019. Four primary topics were presented to and discussed with stakeholders—development costs in competitive scoring, changes to the QAP due to legislation passed during the 86th Legislative Session, direct loan policies for 2020, and changes to the bond reservation process in light of legislative changes to the Bond Review Board’s enabling statute.

The conversation began with a review of the statutory changes to the QAP. The first change reviewed was HB 1973, which alters how points will be awarded to an Application in the competitive, 9% cycle if no written statement is received from a state representative. Stakeholders at the roundtable provided constructive feedback that will inform amendment to the 2020 QAP.

Staff and stakeholders then discussed SB 493, which exempts certain municipalities from the two mile same year rule (Tex. Gov’t Code §2306.6711(f)) if certain requirements are met. Staff proposed exact QAP language at this roundtable, and stakeholders found the language to be clear.

Teresa Morales, Manager of the 4% LIHTC and Private Activity Bond programs, spoke to the changes that will be implemented for the bond application process, in light of statutory changes to Tex. Gov’t Code Chapter 1372 by SB 1474. As a result of this Bill, the cap on bond Applications has increased from \$20 million to \$50 million per project and the permissible timeframe for closing the financing has increased from 150 days to 180 days from the date the bond reservation is issued. For the Department, this will translate to a change in the Application submission requirements, so that bond Applications will be submitted to the Department 90 days before the desired TDHCA Board meeting date, with the 90 days counting from the 5th of every month. Such process would replace the current 75-day deadlines, and applications would need to have a bond reservation before being accepted by the Department.

Andrew Sinnott, Administrator of the Multifamily Direct Loan program, discussed opportunities to improve the review and award process for Direct Loan funds. He also shared that the Department may reconsider the set-asides for the 2020 NOFA, and may change the funding sources for some of those set-asides. Lastly, stakeholders supported the idea of Direct Loan staff hosting future roundtables or webinars where questions specific to applying for Direct Loan funds could be further explored.

The last topic discussed was development costs and how they determine the cost per square foot values incentivized through the QAP in 10 TAC §11.9(e)(2). Staff presented the history of the scoring item, and compared the cost limits to actual cost data received by the Department

from Developments' Construction Status Reports and Cost Certifications. Staff discussed how the scoring item at 10 TAC §11.9(e)(2) fundamentally changed in 2017, when the cost per square foot value shifted from being based on the Total Development Cost to being based on voluntary Eligible Basis. While still meeting the statutory requirement of evaluating Applications' proposed costs from a cost per square foot perspective, this scoring item now serves a twofold function of limiting Eligible Basis and, therefore, improving the efficiency of the Department's competitive Low Income Housing Tax Credit. To continue encouraging efficiency in the Department's allocation of housing tax credits, stakeholders proposed several ideas that staff will consider over the medium- to long term. One suggested change for competitive scoring is considering a per unit maximum on an allocation of credits, as opposed to a maximum per square foot. Another suggestion was that the Department consider doing Building efficiency reviews at the front end of the Application process. The latter suggestion lead one stakeholder to ask staff to consider how amenity requirements add costs to Developments, especially in urban areas where those amenities could instead be provided by local businesses and public parks. Lastly, another stakeholder noted that oftentimes higher upfront building costs can yield lower operating costs long-term, and the Department should bear that in mind when considering cost limitations in the future.

2d

BOARD REPORT ITEM
FINANCIAL ADMINISTRATION DIVISION
JULY 25, 2019

Report on the Department's 3rd Quarter Investment Report in accordance with the Public Funds Investment Act

BACKGROUND

The Department's investment portfolio consists of two distinct parts. One part is related to bond funds under trust indentures that are not subject to the Public Funds Investment Act (PFIA), and the remaining portion is related to accounts excluded from the indentures but covered by the PFIA. The Department's total investment portfolio is \$1,113,305,178, of which \$1,073,797,260 is not subject to the PFIA. This report addresses the remaining \$39,507,918 (See Page 1 of the Internal Management Report) in investments covered by the PFIA. These investments are deposited in the General Fund, Housing Trust Fund, Compliance, and Housing Initiative accounts, which are all held at the Texas Treasury Safekeeping Trust Company (TTSTC), primarily in the form of overnight repurchase agreements. These investments are fully collateralized and secured by U.S. Government Securities. A repurchase agreement is the purchase of a security with an agreement to repurchase that security at a specific price and date, which in this case was June 3, 2019, with an effective interest rate of 2.40%. These investments safeguard principal while maintaining liquidity.

Below is a description of each fund group and its corresponding accounts.

- The **General Fund** accounts maintain funds for administrative purposes to fund expenses related to the Department's ongoing operations. These accounts contain balances related to bond residuals, fee income generated from the Mortgage Credit Certificate (MCC) Program, escrow funds, single family and multifamily bond administration fees, and balances associated with the Below Market Interest Rate (BMIR) Program.
- **The State Housing Trust Fund** accounts maintain funds related to programs set forth by the Housing Trust Fund funding plan. The Housing Trust Fund provides loans and grants to finance, acquire, rehabilitate, and develop decent and safe affordable housing.
- The **Compliance** accounts maintain funds from compliance monitoring fees and asset management fees collected from multifamily developers. The number of low income units and authority to collect these fees is outlined in the individual Land Use Restriction Agreements (LURAs) that are issued to each Developer. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the monitoring and administration of these properties.

- The **Housing Initiative** accounts maintain funds from fees collected from Developers in connection with the Department's Tax Credit Program. The majority of fees collected are application fees and commitment fees. The authority for the collection of these fees is outlined in the Department's Multifamily Rules. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the administration of the Tax Credit Program.
- The **Ending Homelessness Trust Fund** account maintains funds from donations collected from individuals through the Texas Department of Motor Vehicles in connection with the Department's Ending Homelessness Program. The authority for the collection of these donations is outlined in House Bill 4102, 85th Texas Legislature Session, Regular Session. These donations are collected for the purpose of providing grants to counties and municipalities to combat homelessness.

This report is in the format required by the Public Funds Investment Act. It shows in detail the types of investments, their maturities, their carrying (face amount) values, and fair values at the beginning and end of the quarter. The detail for investment activity is on Pages 1 and 2.

During the 3rd Quarter, as it relates to the investments covered by the PFIA, the carrying value increased by \$2,230,166 (See Page 1) for an ending balance of \$39,507,918. The change is described below by fund groups.

General Fund: The General Fund increased by \$389,954. This consists primarily of \$177,908 received in multifamily bond administration fees, \$135,325 in MCC Fees and \$60,514 in penalty fee income and interest earnings on current investment balances.

The State Housing Trust Fund: The Housing Trust Fund decreased by \$488,853. This consists primarily of \$1,076,265 received in loan repayments offset by disbursements including \$1,612,089 for loans, grants and escrow payments.

Compliance: Compliance funds increased by \$1,582,397. This consists primarily of \$1,594,240 received in compliance fees, offset by disbursements of \$75,000 transferred to fund the operating budget.

Housing Initiative: Housing Initiative funds increased by \$698,027. This consists primarily of \$613,081 received in fees related to tax credit activities and \$77,703 in interest earnings on current investment balances.

Ending Homelessness Fund: Ending Homelessness funds increased by \$48,641. This consists primarily of donations and interest earnings on current investment balances.

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

**PUBLIC FUNDS INVESTMENT ACT
INTERNAL MANAGEMENT REPORT (SEC. 2256.023)
QUARTER ENDING May 31, 2019**

Texas Department of Housing and Community Affairs
Non-Indenture Related Investment Summary
For Period Ending May 31, 2019



Investment Type	Issue	Current	Current	Current	Beginning	Beginning	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending	Ending	Change	Recognized
		Interest Rate	Purchase Date	Maturity Date	Carrying Value 02/28/19	Market Value 02/28/19					Carrying Value 05/31/19	Market Value 05/31/19	In Market Value	
Repo Agmt	General Fund	2.40	05/31/19	06/03/19	666,200.02	666,200.02	46,804.10				713,004.12	713,004.12	-	0.00
Repo Agmt	General Fund	2.40	05/31/19	06/03/19	34,594.71	34,594.71		(825.76)			33,768.95	33,768.95	-	0.00
Repo Agmt	General Fund	2.40	05/31/19	06/03/19	1,108,751.89	1,108,751.89	115,332.10				1,224,083.99	1,224,083.99	-	0.00
Repo Agmt	General Fund	2.40	05/31/19	06/03/19	1,262,345.99	1,262,345.99	7,482.68				1,269,828.67	1,269,828.67	-	0.00
Repo Agmt	General Fund	2.40	05/31/19	06/03/19	790,179.69	790,179.69	218,056.91				1,008,236.60	1,008,236.60	-	0.00
Repo Agmt	General Fund	2.40	05/31/19	06/03/19	638,994.26	638,994.26	3,894.36				642,888.62	642,888.62	-	0.00
Repo Agmt	General Fund	2.40	05/31/19	06/03/19	248,532.55	248,532.55	1,450.39				249,982.94	249,982.94	-	0.00
Repo Agmt	General Fund	2.40	05/31/19	06/03/19	785,599.53	785,599.53	4,718.32				790,317.85	790,317.85	-	0.00
Repo Agmt	General Fund	2.40	05/31/19	06/03/19	7,098.65	7,098.65		(6,959.42)			139.23	139.23	-	0.00
General Fund Total					5,542,297.29	5,542,297.29	397,738.86	(7,785.18)	0.00		5,932,250.97	5,932,250.97	0.00	0.00
Repo Agmt	General Revenue Appn	2.40	05/31/19	06/03/19	61,506.54	61,506.54	9,965.48				71,472.02	71,472.02	-	0.00
Repo Agmt	General Revenue Appn	2.40	05/31/19	06/03/19	254,841.99	254,841.99	289,055.26				543,897.25	543,897.25	-	0.00
Repo Agmt	General Revenue Appn	2.40	05/31/19	06/03/19	990,364.15	990,364.15		(445,211.59)			545,152.56	545,152.56	-	0.00
Repo Agmt	General Revenue Appn	2.40	05/31/19	06/03/19	83,987.76	83,987.76	22,756.65				106,744.41	106,744.41	-	0.00
Repo Agmt	General Revenue Appn	2.40	05/31/19	06/03/19	245,537.30	245,537.30	0.00				245,537.30	245,537.30	-	0.00
Repo Agmt	Housing Trust Fund-GR	2.60	05/31/19	06/03/19	654,738.29	654,738.29		(632,615.31)			22,122.98	22,122.98	-	0.00
Repo Agmt	Housing Trust Fund-GR	2.40	05/31/19	06/03/19	2,268,603.41	2,268,603.41		(128,207.09)			2,140,396.32	2,140,396.32	-	0.00
Repo Agmt	Housing Trust Fund-GR	2.40	05/31/19	06/03/19	1,618,332.42	1,618,332.42	0.00				1,618,332.42	1,618,332.42	-	0.00
Repo Agmt	Bootstrap -GR	2.40	05/31/19	06/03/19	1,394,726.35	1,394,726.35		(460,790.00)			933,936.35	933,936.35	-	0.00
Repo Agmt	Bootstrap -GR	2.40	05/31/19	06/03/19	1,561,931.42	1,561,931.42	703,000.00				2,264,931.42	2,264,931.42	-	0.00
Repo Agmt	Housing Trust Fund	2.60	05/31/19	06/03/19	102,636.19	102,636.19	54,319.67				156,955.86	156,955.86	-	0.00
Repo Agmt	Housing Trust Fund	2.40	05/31/19	06/03/19	6,263.09	6,263.09		(783.14)			5,479.95	5,479.95	-	0.00
Repo Agmt	Housing Trust Fund	2.40	05/31/19	06/03/19	160,073.76	160,073.76	99,656.87				259,730.63	259,730.63	-	0.00
Housing Trust Fund Total					9,403,542.67	9,403,542.67	1,178,753.93	(1,667,607.13)	0.00	0.00	8,914,689.47	8,914,689.47	0.00	0.00
Repo Agmt	Multi Family	2.40	05/31/19	06/03/19	893,500.79	893,500.79	126,715.89				1,020,216.68	1,020,216.68	-	0.00
Repo Agmt	Multi Family	2.40	05/31/19	06/03/19	779,632.69	779,632.69	316,105.33				1,095,738.02	1,095,738.02	-	0.00
Repo Agmt	Low Income Tax Credit Prog.	2.40	05/31/19	06/03/19	7,975,955.56	7,975,955.56	1,139,575.98				9,115,531.54	9,115,531.54	-	0.00
Compliance Total					9,649,089.04	9,649,089.04	1,582,397.20	0.00	0.00	0.00	11,231,486.24	11,231,486.24	0.00	0.00
Repo Agmt	Asset Management	2.40	05/31/19	06/03/19	1,294,621.99	1,294,621.99	131,324.22				1,425,946.21	1,425,946.21	-	0.00
Repo Agmt	Low Income Tax Credit Prog.	2.40	05/31/19	06/03/19	1,672,290.56	1,672,290.56	16,300.65				1,688,591.21	1,688,591.21	-	0.00
Repo Agmt	Low Income Tax Credit Prog.	2.40	05/31/19	06/03/19	9,137,770.20	9,137,770.20	545,645.12				9,683,415.32	9,683,415.32	-	0.00
Repo Agmt	Low Income Tax Credit Prog.	2.40	05/31/19	06/03/19	424,928.86	424,928.86	4,756.95				429,685.81	429,685.81	-	0.00
Housing Initiatives Total					12,529,611.61	12,529,611.61	698,026.94	0.00	0.00	0.00	13,227,638.55	13,227,638.55	0.00	0.00
Repo Agmt	Homelessness -HB4102	2.40	05/31/19	06/03/19	153,210.50	153,210.50	48,641.80				201,852.30	201,852.30	-	0.00
Ending Homelessness Trust Fund Total					153,210.50	153,210.50	48,641.80	0.00	0.00		201,852.30	201,852.30	0.00	0.00
Total Non-Indenture Related Investment Summary					37,277,751.11	37,277,751.11	3,905,558.73	(1,675,392.31)	0.00	0.00	39,507,917.53	39,507,917.53	0.00	0.00

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING FINANCE DIVISION
PUBLIC FUNDS INVESTMENT ACT
Internal Management Report (Sec. 2256.023)
Quarter Ending May 31, 2019

Investment Type	FAIR VALUE (MARKET) @ 02/28/19	CARRYING VALUE @ 02/28/19	ACCRETION / PURCHASES	AMORTIZATION/ SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 05/31/19	FAIR VALUE (MARKET) @ 05/31/19	CHANGE IN FAIR VALUE (MARKET)	ACCRUED INT REC'BL @ 05/31/19	RECOGNIZED GAIN
NON-INDENTURE RELATED:											
General Fund	5,542,297.29	5,542,297.29	397,738.86	(7,785.18)	-	-	5,932,250.97	5,932,250.97	-	-	-
Housing Trust Fund	9,403,542.67	9,403,542.67	1,178,753.93	(1,667,607.13)	-	-	8,914,689.47	8,914,689.47	-	-	-
Compliance	9,649,089.04	9,649,089.04	1,582,397.20	-	-	-	11,231,486.24	11,231,486.24	-	-	-
Ending Homelessness Trust Fund	153,210.50	153,210.50	48,641.80	-	-	-	201,852.30	201,852.30	-	-	-
Housing Initiatives	12,529,611.61	12,529,611.61	698,026.94	-	-	-	13,227,638.55	13,227,638.55	-	-	-
NON-INDENTURE RELATED TOTAL	37,277,751.11	37,277,751.11	3,905,558.73	(1,675,392.31)	0.00	0.00	39,507,917.53	39,507,917.53	0.00	0.00	0.00

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:
David Cervantes completed 5.0 hrs. of training on the Texas Public Funds Investment Act on August 11, 2017
Monica Galuski completed 5.0 hrs. of training on the Texas Public Funds Investment Act on February 8, 2019

	Date: 7/15/19
David Cervantes Acting Director	
	Date: 7/17/19
Monica Galuski Director of Bond Finance/Chief Investment Officer	

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BOARD REPORT ITEM

FINANCIAL ADMINISTRATION DIVISION

JULY 25, 2019

Report on the Department's Interim Balance Sheet/Statement of Net Position for the period ended May 31, 2019.

Below is an unaudited, condensed Statement of Net Position along with a description of the major categories of this statement.

Texas Department of Housing and Community Affairs Government Wide Condensed Statement of Net Position As of May 31, 2019			
	Governmental Activities	Business-Type Activities	Total
Assets			
Current Assets:			
Cash & Cash Equivalents	\$ 50,391,531	\$ 123,507,380	\$ 173,898,911
Federal Receivable	17,138		17,138
Legislative Appropriations	16,919,918		16,919,918
Interest Receivable	118,848	10,081,567	10,200,415
Loan and Contracts	22,820,597	130,140,873	152,961,470
Other Current Assets	35,752	416,240	451,992
Non-current Assets:			
Investments	-	1,039,588,767	1,039,588,767
Loans and Contracts	444,779,372	1,005,288,729	1,450,068,101
Capital Assets	107,301	84,009	191,310
Other Non-Current Assets	-	42,960	42,960
Total Assets	535,190,457	2,309,150,525	2,844,340,982
DEFERRED OUTFLOWS OF RESOURCES	6,226,231	12,031,170	18,257,401
Liabilities			
Current			
Accounts/Payroll Payables	1,550,974	1,215,904	2,766,878
Interest Payable	-	12,480,878	12,480,878
Unearned Revenue	13,247	7,170,693	7,183,940
Short-Term Debt	-	121,322,473	121,322,473
Net OPEB Liability	110,515	110,515	221,030
Other Current Liabilities	275,046	1,319,950	1,594,996
Non-current			
Net Pension Liability	28,910,839	30,784,686	59,695,525
Net OPEB Liability	21,669,626	21,669,626	43,339,252
Bonds Payable	-	1,598,275,121	1,598,275,121
Notes and Loans Payable	-	108,525,857	108,525,857
Derivative Hedging Instrument	-	5,075,523	5,075,523
Other Non-current Liabilities	1,095,488	126,909,066	128,004,554
Total Liabilities	53,625,735	2,034,860,292	2,088,486,027
DEFERRED INFLOWS OF RESOURCES	6,014,794	5,592,732	11,607,526
Net Position			
Invested in Capital Assets	107,301	84,009	191,310
Restricted	533,243,889	250,328,948	783,572,837
Unrestricted	(51,575,031)	30,315,714	(21,259,317)
Total Net Position	\$ 481,776,159	\$ 280,728,671	\$ 762,504,830

Texas Department of Housing and Community Affairs
Major Categories of the Statement of Net Position

Current Assets:	Governmental Activities	Business-Type Activities
Cash & Cash Equivalents	Cash primarily related to Tax Credit Assistance Program (TCAP), Neighborhood Stabilization Program (NSP) and Home Investment Partnership Program (HOME) loan repayments available for use in current and future Notices of Funding Availability (NOFAs).	Cash and cash equivalents in the form of overnight repurchase agreements (Repos) and money market funds primarily associated with Single Family, Multifamily and operating activities.
Legislative Appropriations	Balance of an agency's unexpended legislative appropriations authority on the balance sheet and the total spending authority received on the operating statement associated with Homeless Housing and Services Program (HHSP), Texas Housing Trust Fund (THTF) and Earned Federal Funds.	
Interest Receivable		Interest receivable primarily related to investments and mortgage loans.
Loans and Contracts	Loans made from federal funds for the purpose of Single Family loans and Multifamily development loans from HOME, TCAP, National Housing Trust Fund (NHTF) and NSP activities due to mature within one year.	Loans and contracts consisting of mortgage loans related to My First Texas Home Program. Loans are funded with advances from Federal Home Loan Bank per an advances and security agreement. Loans are typically settled within 30 days.

Non-current Assets:

Investments		Investments stated at fair value. Primarily in the form of Mortgage Backed Securities (MBSs) and Guaranteed Investment Contracts (GICs).
Loans and Contracts	Loans made from federal funds for the purpose of Single Family loans and Multifamily development loans from HOME, TCAP, National Housing Trust Fund (NHTF) and NSP activities.	Loans and contracts consisting of mortgage loans made from Single Family and Multifamily bond proceeds. In addition, loans and contracts consist of Single Family loans and Multifamily development loans from the Texas Housing Trust Fund and other Housing Initiative Programs. Loans receivable are carried at the unpaid principal balance outstanding, net of the allowance for estimated losses.

Deferred Outflows Of Resources	The effect of changes in actuarial assumptions for pensions and Other Post-Employment Benefits (OPEB) are reported as deferred outflows of resources.	The effect of changes in actuarial assumptions for pensions and OPEB are reported as deferred outflows of resources. In addition, the Department contracted a service provider to measure its derivative effectiveness. Since the derivative instruments were deemed to be effective, the Department will be deferring the changes in fair value for these derivatives and reporting them as deferred outflow of resources.
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Liabilities/Current

Accounts/Payroll Payables	Represents the liability for the value of assets or services received at the balance sheet date for which payment is pending.	Represents the liability for the value of assets or services received at the balance sheet date for which payment is pending.
Interest Payable		Accrued interest due on bonds
Unearned Revenue		Fees such as compliance fees that are received in advance of work performed and are recognized over a period of time.
Short-Term Debt		Represents funds due to Federal Home Loan Bank of Dallas for advances used to fund the purchase of program loans. Advances occur on a daily basis and are used to purchase mortgage loans. With each MBS settlement, the advances are repaid related to the mortgage loans underlying the related MBS.

Liabilities/Non-Current

Net Pension Liability	The Department's proportionate share of the pension liability according to the report issued by the Employees Retirement System of Texas, who is the administrator of the single employer defined benefit plan.	
Net OPEB Liability	The Department's proportionate share of the OPEB liability according to the report issued by the Employees Retirement System of Texas, who is the administrator of the single employer defined benefit plan.	
Bonds Payable		Bonds payable reported at par less unamortized discount or plus unamortized premium.

Notes and Loans Payable		Notes to provide funding to nonprofit and for-profit developers of multifamily properties to construct or rehabilitate rental housing. These notes are limited obligations of the Department and are payable solely from the payments received from the assets and guarantors, which secure the notes.
Derivative Hedging Instrument		Interest rate swaps at fair value taking into account non-performance risk. At year end, the fair value of the Department's four swaps is considered to be negative indicating the Department would be obligated to pay the counterparty the fair value as of the termination date. The Department has the option to terminate prior to the maturity date.
Other Non-current Liabilities		Primarily accounts for funds due to Developers as a result of Multifamily bond proceeds. These proceeds are conduit debt issued on behalf of the Developer for the purpose of Multifamily developments and are held by the trustee.

Deferred Inflows Of Resources	The difference between expected and actual experience and the difference between projected and actual investment return related to pension and OPEB plan.
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Net Position

Restricted	Resources that have constraints placed on their use through external parties or by law through contractual provisions associated with HOME, TCAP, NHTF and NSP.	Amounts restricted through bond covenants.
Unrestricted	Resources not considered restricted per accounting standards but spending authority remains under program related regulations, General Appropriations Act, Government Code and Board Action. \$28.9M Pension Liability for Governmental Activities and \$30.8M for Business-Type Activities impact unrestricted Net Position. In addition, \$29.8M OPEB Liability for Governmental Activities and Business-Type Activities impact unrestricted Net Position.	

Texas Department of Housing and Community Affairs
Financial Highlights

Some of the primary categories affected were a result of the following financial transactions that transpired from March 1, 2019, through May 31, 2019.

Assets	Governmental Activities	Business-Type Activities
Current/Non-current:		
Cash & Cash Equivalents	<ul style="list-style-type: none"> • Grants Funded - \$36.2M – (Decrease Cash) <ul style="list-style-type: none"> ▪ Emergency Solutions Grants Program (ESG) - \$2.2M ▪ Community Services Block Grant (CSBG) - \$8.1M ▪ Low Income Home Energy Assistance Program (LIHEAP) - \$21.1M ▪ Department of Energy-Weatherization Assistance Program (DOE-WAP) - \$1.1M ▪ Section 8 - \$1.6M ▪ Section 811 - \$673K ▪ Homeless Housing and Services Program (HHSP) - \$1.4M 	<ul style="list-style-type: none"> • Fees Received - \$2.3M – (Increase Cash & Cash Equivalents) <ul style="list-style-type: none"> ▪ Multifamily Fees - \$185K ▪ Tax Credit Fees - \$466K ▪ Compliance Fees - \$1.6M
Loans and Contracts	<ul style="list-style-type: none"> • Mortgages Funded – \$4.6M – (Increase) <ul style="list-style-type: none"> ▪ Home Investment Partnership Program (HOME) - \$3.0M ▪ Tax Credit Assistance Program (TCAP) - \$700K ▪ National Housing Trust Fund (NHTF) - \$857K • Mortgage Loan Repayments - \$4.3M – (Decrease) <ul style="list-style-type: none"> ▪ HOME - \$2.5M ▪ TCAP - \$1.6M ▪ NSP - \$166K 	<ul style="list-style-type: none"> ❖ Mortgages Funded - \$429.6M – (Increase) <ul style="list-style-type: none"> ▪ Taxable Mortgage Program (TMP)- \$414.8M ▪ Down Payment Assistance Program(DPAP) - \$14.1M ▪ Texas Housing Trust Fund (Bootstrap) - \$689K ❖ Mortgage Loan Repayments - \$418.1M – (Decrease) <ul style="list-style-type: none"> ▪ DPAP - \$185K ▪ TMP - \$404.3M ▪ Multifamily Indentures - \$12.5M ▪ Texas Housing Trust Fund (Bootstrap) - \$1.1M

Governmental
Activities

Business-Type
Activities

Liabilities
Current/Non-current:

<p>Bonds Payable/ Notes Payable</p>		<ul style="list-style-type: none"> • Residential Mortgage Revenue Bonds Issued – \$166.4M – (Increase) <ul style="list-style-type: none"> ▪ \$166.4M (Residential Mortgage Revenue 2019 Series A) • Bonds Redeemed - \$18.8M – (Decrease) <ul style="list-style-type: none"> ▪ Single Family Indenture - \$11.4M ▪ Residential Mortgage Revenue Bonds Indenture - \$3.1M ▪ Multifamily Indentures - \$4.3M
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BOARD REPORT ITEM
 BOND FINANCE DIVISION
 JULY 25, 2019

Report on the Department’s 3rd Quarter Investment Report relating to funds held under Bond Trust Indentures

BACKGROUND

- The Department’s Investment Policy excludes funds invested under a bond trust indenture for the benefit of bond holders because the trustee for each trust indenture controls the authorized investments in accordance with the requirements of that indenture. Management of assets within an indenture is the responsibility of the Trustee. This internal management report is for informational purposes only and, while not required under the Public Funds Investment Act, it is consistent with the prescribed format and detail as required by the Public Funds Investment Act. It details the types of investments, maturity dates, carrying (face amount) values, and fair market values at the beginning and end of the quarter.
- Overall, the portfolio carrying value increased by approximately \$139 million (see page 3), resulting in an end of quarter balance of \$1,073,797,260. There was one new single family bond issue in the RMRB indenture this quarter in the amount of \$166,350,000.

The portfolio consists of those investments described in the attached Bond Trust Indentures Supplemental Management Report.

	Beginning Quarter	Ending Quarter
Mortgage Backed Securities (MBS)	78%	73%
Guaranteed Investment Contracts/Investment Agreements	3%	14%
Repurchase Agreements	5%	3%
Money Markets and Mutual Funds	6%	3%
Treasury Bills	8%	7%

The decrease in MBS is due to the repayment of principal on the underlying mortgage loans, combined with the issuance of single family bonds and the deposit of proceeds into a Guaranteed Investment Contract. The decrease in Repurchase Agreements is due to the withdrawal of funds for debt service. The decrease in Money Markets, Mutual Funds and Treasury Bills is due to the redemption of multifamily bonds.

Portfolio activity for the quarter:

- The MBS purchases this quarter were approximately \$72.3 million, due to the issuance of single family bonds and the investment of proceeds in MBS.
- The maturities in MBS were approximately \$13.6 million, which represent loan repayments or payoffs.

The table below shows the trend in MBS activity.

	3rd Qtr FY 18	4th Qtr FY 18	1st Qtr FY 19	2nd Qtr FY 19	3rd Qtr FY 19	Total
Purchases			\$ 62,399,364	\$ 120,432,081	\$ 72,347,936	\$ 255,179,381
Sales				\$ 17,579,637		\$ 17,579,637
Maturities	\$ 16,255,646	\$ 14,288,320	\$ 14,306,899	\$ 12,796,395	\$ 13,691,518	\$ 71,338,778
Transfers						\$ -

- The process of valuing investments at fair market value identifies unrealized gains and losses. These gains or losses do not impact the overall portfolio because the Department typically holds MBS investments until maturity.
- The fair market value (the amount at which a financial instrument could be exchanged in a current transaction between willing parties) increased \$16.2 million (see pages 3 and 4), with fair market value being greater than the carrying value. The national average for a 30-year fixed rate mortgage, as reported by the Freddie Mac Primary Mortgage Market Survey as of May 31, 2019, was 3.99%, down from 4.35% at the end of February 2019. There are various factors that affect the fair market value of these investments, but there is a correlation between the prevailing mortgage interest rates and the change in market value.
- Given the current financial environment, this change in market value is to be expected. However, the change is cyclical and is reflective of a general movement toward higher yields in the bond market as a whole.
- The ability of the Department's investments to provide the appropriate cash flow to pay debt service and eventually retire the related bond debt is of more importance than the assessed relative value in the bond market as a whole.
- The more relevant measures of indenture parity are reported on page 5 in the Bond Trust Indenture Parity Comparison. This report shows parity (ratio of assets to liabilities) by indenture with assets greater than liabilities in a range from 99.27% to 109.18%, which would indicate the Department has sufficient assets to meet its obligations.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 BOND FINANCE DIVISION
 BOND TRUST INDENTURES
 Supplemental Management Report
 Quarter Ending May 31, 2019


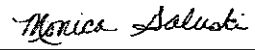
	FAIR VALUE (MARKET) @ 02/28/19	CARRYING VALUE @ 02/28/19	ACCRETION / PURCHASES	AMORTIZATION/ SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 05/31/19	FAIR VALUE (MARKET) @ 05/31/19	CHANGE IN FAIR VALUE (MARKET)	RECOGNIZED GAIN
INDENTURE RELATED:										
Single Family	522,665,229.81	504,654,843.36	14,175,996.31	(23,646,291.70)	(9,192,873.91)	-	485,991,674.06	507,889,513.06	3,887,452.55	-
RMRB	132,430,749.65	128,826,704.54	173,927,416.60	(8,976,664.73)	(3,880,812.64)	3,052,300.65	292,948,944.42	299,143,402.24	2,590,412.71	-
CHMRB	1,805,276.33	1,738,912.87	-	(140,970.51)	(68,287.87)	(1,529,654.49)	0.00	0.00	(66,363.46)	-
Taxable Mortgage Program	4,384,996.89	4,345,530.71	1,807,543.09	-	(163,922.19)	(1,522,646.16)	4,466,505.45	4,466,505.45	(39,466.18)	-
Multi Family	289,455,060.94	295,185,698.64	26,407,642.75	(30,817,583.72)	(385,621.60)	-	290,390,136.07	294,493,068.85	9,833,570.48	-
	950,741,313.62	934,751,690.12	216,318,598.75	(63,581,510.66)	(13,691,518.21)	0.00	1,073,797,260.00	1,105,992,489.60	16,205,606.10	0.00

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:

David Cervantes completed 5.0 hrs. of training on the Texas Public Funds Investment Act on August 11, 2017

Monica Galuski completed 5.0 hrs. of training on the Texas Public Funds Investment Act on February 8, 2019

	Date: 7/15/19
David Cervantes Acting Director	
	Date: 7/15/19
Monica Galuski Director of Bond Finance/Chief Investment Officer	

BOND FINANCE DIVISION
BOND TRUST INDENTURES
Supplemental Management Report
Quarter Ending May 31, 2019


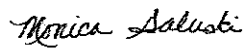
INVESTMENT TYPE	FAIR VALUE (MARKET) @ 02/28/19	CARRYING VALUE @ 02/28/19	ACCRETION / PURCHASES	AMORTIZATION/ SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 05/31/19	FAIR VALUE (MARKET) @ 05/31/19	CHANGE IN FAIR VALUE (MARKET)	RECOGNIZED GAIN
INDENTURE RELATED:										
Mortgage-Backed Securities	745,307,756.16	729,458,388.37	72,347,936.34	-	(13,691,518.21)	-	788,114,806.50	820,338,670.30	16,374,496.01	-
Guaranteed Inv Contracts	30,638,615.99	30,638,615.99	124,968,150.47	(7,834,592.48)	-	-	147,772,173.98	147,772,173.98	-	-
Investment Agreements	683,367.91	683,367.91	1,304,021.37	-	-	-	1,987,389.28	1,987,389.28	-	-
Treasury-Backed Mutual Funds	54,228,775.41	54,228,775.41	5,930,648.92	(24,503,944.23)	-	-	35,655,480.10	35,655,480.10	-	-
Repurchase Agreements	50,217,185.25	50,217,185.25	5,460,391.17	(24,929,334.46)	-	-	30,748,241.96	30,748,241.96	-	-
Treasury Notes / Bonds	69,665,612.90	69,525,357.19	6,307,450.48	(6,313,639.49)	-	-	69,519,168.18	69,490,533.98	(168,889.91)	-
	950,741,313.62	934,751,690.12	216,318,598.75	(63,581,510.66)	(13,691,518.21)	0.00	1,073,797,260.00	1,105,992,489.60	16,205,606.10	0.00

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:

David Cervantes completed 5.0 hrs. of training on the Texas Public Funds Investment Act on August 11, 2017

Monica Galuski completed 5.0 hrs. of training on the Texas Public Funds Investment Act on February 8, 2019

	Date <u>7/15/19</u>
David Cervantes Acting Director	
	Date <u>7/15/19</u>
Monica Galuski Director of Bond Finance/Chief Investment Officer	

Texas Department of Housing and Community Affairs
Bond Finance Division
Executive Summary
As of May 31, 2019

	Single Family Indenture Funds	Residential Mortgage Revenue Bond Indenture Funds	Multi-Family Indenture Funds	Combined Totals
PARITY COMPARISON:				
PARITY ASSETS				
Cash	\$ 177,309	\$ 46,628	\$ 460,137	\$ 684,074
Investments ⁽¹⁾	\$ 40,677,038	\$ 120,427,100	\$ 288,720,608	\$ 449,824,746
Mortgage Backed Securities ⁽¹⁾	\$ 444,933,984	\$ 172,523,974	\$ -	\$ 617,457,958
Loans Receivable ⁽²⁾	\$ 19,292	\$ -	\$ 801,295,806	\$ 801,315,098
Accrued Interest Receivable	\$ 2,057,637	\$ 1,261,365	\$ 6,274,527	\$ 9,593,529
TOTAL PARITY ASSETS	\$ 487,865,260	\$ 294,259,067	\$ 1,096,751,078	\$ 1,878,875,405
PARITY LIABILITIES				
Notes Payable	\$ 12,000,000	\$ 10,000,000	\$ 86,525,857	\$ 108,525,857
Bonds Payable ⁽¹⁾	\$ 440,702,016	\$ 256,645,000	\$ 885,638,734	\$ 1,582,985,750
Accrued Interest Payable	\$ 3,289,668	\$ 2,874,453	\$ 6,316,757	\$ 12,480,878
Other Non-Current Liabilities ⁽³⁾	\$ -	\$ -	\$ 126,376,803	\$ 126,376,803
TOTAL PARITY LIABILITIES	\$ 455,991,684	\$ 269,519,453	\$ 1,104,858,151	\$ 1,830,369,288
PARITY DIFFERENCE	\$ 31,873,576	\$ 24,739,614	\$ (8,107,073)	\$ 48,506,117
PARITY	106.99%	109.18%	99.27%	102.65%

(1) Investments, Mortgage Backed Securities and Bonds Payable reported at par value not fair value. This adjustment is consistent with indenture cashflows prepared for Also, the CHMRB Bonds were redeemed in full in January 2019.

(2) Loans Receivable include whole loans only. Special mortgage loans are excluded.

(3) Other Non-Current Liabilities include "Due to Developers" (for insurance, taxes and other operating expenses) and "Earning Due to Developers" (on investments).

Note: Based on preliminary and unaudited financial statements, subject to change in audited financial statements.

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BOARD REPORT ITEM

BOND FINANCE DIVISION

JULY 25, 2019

Report on the Department's Swap Portfolio and recent activities with respect thereto

BACKGROUND

Between 2004 and 2007, the Department entered into five interest rate swaps to hedge interest rate risk associated with its tax-exempt, single family variable rate mortgage revenue bonds. One swap was terminated in conjunction with a refunding of the underlying bonds, and four swaps remain outstanding, two of which were restructured in 2014.

In accordance with the Department's Interest Rate Swap Policy, the Bond Finance Division has the day-to-day responsibility for managing the swaps. The outstanding bonds associated with each of the swaps are reduced by scheduled redemptions and maturing amounts, and by amounts representing principal and prepayments received on the mortgage-backed securities that secure each bond issue. Under state law, the notional amount of swap outstanding cannot exceed the par amount of related bonds outstanding. To avoid being overswapped, staff closely monitors the amount of swap outstanding, the related outstanding bond amount, and any upcoming bond redemptions to ensure enough swap is called to comply with State law.

In addition to monitoring state law compliance, staff works closely with the Department's Financial Advisor, George K. Baum, to identify opportunities to terminate or reduce swaps by exercising par optional terminations, or call rights, on those swaps. Staff analyzes the economic benefit of the proposed termination and evaluates potential interest rate or other associated risks. When both economically beneficial and prudent to do so, optional termination rights are exercised on portions of the underlying swaps.

The attached report reflects the status of the Department's swaps as of June 1, 2019. Series 2005A and Series 2007A swaps are matched amortization swaps; as such, a reduction in the outstanding swap amount for these series is the direct result of principal payments and prepayments received on the underlying mortgage loans. The reduction of approximately \$675,000 in the outstanding swap for Series 2004B and approximately \$1 million in the outstanding swap for Series 2004D was primarily to match the amount of bonds outstanding to the amount of swap outstanding in compliance with state law, which requires that the bonds outstanding equal or exceed the amount of swap outstanding at all times.

Since 2004, when the Department first utilized swaps to hedge variable rate bonds, the total notional amount of swaps has been reduced from an initial \$354,005,000 to the current outstanding amount of \$71,270,000.

Texas Department of Housing and Community Affairs
Swap Portfolio Update
July 25, 2019

Matched Amortization Swaps							
Related Bonds	Swap Counterparty	Effective Date	Maturity Date	Original Notional Amount	Swap Outstanding Notional as of 12/1/2018	Swap Outstanding Notional as of 6/1/2019	CHANGE in Swap Outstanding
2005A	JP Morgan	8/1/2005	9/1/2036	\$ 100,000,000	\$ 20,550,000	\$ 19,095,000	\$ (1,455,000)
2007A	JP Morgan	6/5/2007	9/1/2038	\$ 143,005,000	\$ 22,240,000	\$ 20,155,000	\$ (2,085,000)

Amortizing Swaps with Optionality							
Related Bonds	Swap Counterparty	Effective/Restructured Date	Maturity Date	Original Notional Amount	Swap Outstanding Notional as of 12/1/2018	Swap Outstanding Notional as of 6/1/2019	CHANGE in Swap Outstanding
2004B	BNY Mellon	3/1/2014	9/1/2034	\$ 40,000,000	\$ 19,405,000	\$ 18,730,000	\$ (675,000)
2004D	Goldman Sachs	1/1/2005	3/1/2035	\$ 35,000,000	\$ 14,340,000	\$ 13,290,000	\$ (1,050,000)
2006H	BNY Mellon	3/1/2014	9/1/2025	\$ 36,000,000	\$ -	\$ -	\$ -

TOTAL SWAPS				\$ 354,005,000	\$ 76,535,000	\$ 71,270,000	\$ (5,265,000)
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2004B - UBS AG was the original counterparty and the original notional at issuance was \$53,000,000.

Variable Rate Bonds Associated with Matched Amortization Swaps							
Related Bonds	Swap Counterparty	Effective Date	Maturity Date	Original Notional Amount	Bonds Outstanding 12/1/2018	Bonds Outstanding 6/1/2019	CHANGE in Bonds Outstanding
2005A	JP Morgan	8/1/2005	9/1/2036	\$ 100,000,000	\$ 20,550,000	\$ 19,095,000	\$ (1,455,000)
2007A	JP Morgan	6/5/2007	9/1/2038	\$ 143,005,000	\$ 22,240,000	\$ 20,155,000	\$ (2,085,000)

Variable Rate Bonds Associated with Amortizing Swaps with Optionality							
Related Bonds	Swap Counterparty	Effective Date	Maturity Date	Original Notional Amount	Bonds Outstanding 12/1/2018	Bonds Outstanding 6/1/2019	CHANGE in Bonds Outstanding
2004B	BNY Mellon	3/1/2014	9/1/2034	\$ 40,000,000	\$ 20,985,000	\$ 19,910,000	\$ (1,075,000)
2004D	Goldman Sachs	1/1/2005	3/1/2035	\$ 35,000,000	\$ 14,340,000	\$ 13,290,000	\$ (1,050,000)
2006H	BNY Mellon	3/1/2014	9/1/2025	\$ 36,000,000	\$ -	\$ -	\$ -

TOTAL BONDS				\$ 354,005,000	\$ 78,115,000	\$ 72,450,000	\$ (5,665,000)
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**TO BE POSTED
NOT LATER THAN
THE THIRD DAY
BEFORE THE
DATE OF THE
MEETING**

4

BOARD ACTION REQUEST

SECTION 8 PROGRAM

JULY 25, 2019

Presentation, discussion, and possible action authorizing the Department to submit an application for Mainstream Housing Vouchers in response to a Notice of Funding Availability released by the U.S. Department of Housing and Urban Development, and if successfully awarded to operate such program

RECOMMENDED ACTION

WHEREAS, on July 2, 2019, the U.S. Department of Housing and Urban Development (HUD) released a Notice of Funding Availability (NOFA) announcing the availability of \$150 million in "Mainstream" Housing Vouchers for nonelderly people with disabilities for which applications are limited to Public Housing Authorities (PHA);

WHEREAS, the NOFA specifically prioritizes proposals in which the voucher program partners with service agencies and efforts in which the vouchers assist with deinstitutionalization;

WHEREAS, the Texas Department of Housing and Community Affairs (Department) operates as a PHA in its administration of its Housing Choice Voucher Program (HCVP), and has the appropriate expertise and systems to perform such work;

WHEREAS, the Department operates an 811 Project Rental Assistance Program (811 PRA) in collaboration with an existing partnership with Texas Health and Human Services which provides rental assistance for people with disabilities living in institutions who wish to transition to the community from nursing facilities and intermediate care facilities; people with serious mental illness; and youth with disabilities exiting foster care;

WHEREAS, in May 2018 the Department applied for the first round of HUD's MVP vouchers under a different NOFA and was successfully awarded approximately \$396,000 to assist 50 households from the Department's Project Access Program, and staff believes that 811 PRA Program clients that are eligible for the MVP Program can be referred and served by the Project Access Program if additional MVP vouchers were pursued to assist with reducing the waiting list for the 811 PRA Program;

WHEREAS, the Department's 811 PRA Program, with a current waiting list exceeding 1,700 individuals, makes the Department uniquely well-suited to respond to this NOFA, and such application submission will specifically be submitted to serve the existing applicants on the Project Access Program waitlist, and to provide the MVP vouchers to clients originating on the 811 PRA Program waiting list who are eligible to be transferred to the Project Access Program waitlist; and

WHEREAS, based on the deadline of the NOFA, which is September 5, staff would only be able to garner Board authorization at this Board meeting of July 25, and therefore is requesting authorization to pursue this opportunity at this meeting, however staff is still researching several factors associated with the NOFA, and a determination may ultimately be made by the Acting Director that an application for the MVP NOFA will not be submitted if it is not a prudent and reasonable use of resources;

NOW, therefore, it is hereby

RESOLVED, that the Acting Director and his designees be and each them hereby are authorized, empowered, and directed, for and on behalf of the Department, to submit an application for up to \$2 million in voucher assistance in response to the NOFA, and provide any other appropriate responsive document to HUD; and

FURTHER RESOLVED, that if HUD makes an award from this NOFA to the Department, the Department is authorized to proceed with accepting such an award, implementing the program, and issuing the vouchers consistent with the rules and policies in place for the HCVP for 811 PRA Program waiting list clients.

BACKGROUND

On July 2, 2019, HUD released a NOFA announcing the availability of \$150 million in "Mainstream" Housing Vouchers for nonelderly people with disabilities for which applications are limited to PHAs. The NOFA specifically prioritizes proposals in which the PHA is collaborating with service agencies, and in which the vouchers assist with persons: transitioning out of institutional or other segregated settings; at serious risk of institutionalization; currently experiencing homelessness; previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project; and at risk of experiencing homelessness.

The Department operates as a PHA in its administration of its HCVP. The Department has two components to its program: the provision of vouchers within a 34-county jurisdiction; and the provision of vouchers anywhere in the state for its Project Access Program. Project Access provides vouchers for persons exiting institutions and is operated in collaboration with Texas

Health and Human Services via the Money Follows the Person Program. In 2018, the Department was awarded 50 MVP vouchers to assist with reducing the Project Access Waiting List.

The Department operates a 811 Program Rental Assistance Program (811 PRA) in collaboration with an existing partnership with Texas Health and Human Services which provides rental assistance for people with disabilities living in institutions who wish to transition to the community from nursing facilities and intermediate care facilities; people with serious mental illness; and youth with disabilities exiting foster care. Due to the success of the program, the Department's 811 PRA Program has a current waiting list exceeding 1,700 individuals.

Staff would like to submit the MVP Application to HUD to serve clients eligible for the Project Access Program. If funded, the MVP vouchers would be administered by the Section 8 Program area as the administrator of the HCVP, but will receive referrals to add to the existing Project Access waitlist from the 811 PRA staff. Through its successful operation of prior MVP vouchers and 811 PRA Program, the Department has the appropriate expertise and systems to perform such work.

In generating a requested award amount, staff identified an amount needed per household and applied that amount to the estimated number of clients to be assisted. More specifically: While the amount of assistance to each household assisted with Project Access varies significantly depending on household size, metro area, ability to pay, and unit selected, staff has identified a reasonable estimate of \$666 per unit per month per household assisted, for an annual assistance amount of \$7,992. At an estimate of 1,700 potentially eligible clients on the 811 PRA Program waiting list, plus the applicants currently on the Project Access waitlist, this would result in a total needed of \$1,998,000, excluding administrative funds. Staff anticipates asking for approximately \$2 million. Note: Staff used 250 households as an estimate in calculating an approximate amount of funds to obtain authorization from the Board, but the application submission to HUD may not propose as many as 250 vouchers.

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BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
JULY 25, 2019

Presentation, discussion, and possible action regarding waiver and loan modification for Villas of Brownwood II (Multifamily Direct Loan No. 1001714001)

RECOMMENDED ACTION

WHEREAS, Villas of Brownwood II (the Development) received a \$1,500,000 Multifamily Direct Loan (MDL) from HOME funds in 2012 to construct 36 units in Brownwood, Brown County;

WHEREAS, the MDL is secured with a Subordinate Promissory Note (MDL Note) with an outstanding principal balance of \$1,347,808.33 and 377 Villas of Brownwood Apartments, L.P. (Development Owner or Owner) is currently seeking to refinance the senior debt with a HUD insured loan;

WHEREAS, as a condition to the closing of such refinance, HUD requires the Department to subordinate the MDL Note by executing a Subordination Agreement and requires the terms of the MDL Note to be modified to extend the maturity date in order to align with the 35-year term of this loan, and HUD mandates that the subordinate loan can only be repaid from 75% of Surplus Cash generated by the property or monies received from non-project sources;

WHEREAS, the Owner requests a third modification of the MDL Note to extend the maturity date from September 1, 2049, to December 31, 2054, in order to comply with HUD's requirement, and the requested extension of the maturity date complies with the Loan Structure and Underwriting Requirements specified 10 TAC §13.8(c)(1);

WHEREAS, HUD's definition of Surplus Cash conflicts with the definition in 10 TAC §13.2(12) and creates a conflict between the Surplus Cash definition in the Subordination Agreement and the MDL Note;

WHEREAS, the Owner requests a waiver of the definition of Surplus Cash specified in 10 TAC §13.2(12) in order to use HUD's definition of Surplus Cash, and the Owner requests to change the payment terms of the MDL Note from a monthly hard debt payment to an annual payment based on 75% of Surplus Cash and non-project sources as defined by HUD in order to accommodate HUD's requirements regarding the distribution of Surplus Cash;

WHEREAS, the Owner is also seeking Board approval to refinance the first lien debt with a \$4.385M loan that includes a cash out payment of \$327,630.46 that would be used by the Owner to repay \$83,670.33 in deferred General Contractor fees, to reimburse \$199,496 to the General Partner for loans that were advanced for operating losses on the property, and to fund \$44,464.13 to the Special Reserve account for 377 Villas of Brownwood as required by section 8.3 of the Exchange Subaward Agreement and 10 TAC §10.404(d)(1);

WHEREAS, the conditions for resubordinating the MDL specified in 10 TAC §13.13(c)(2)(A) and partially (D), regarding the financial feasibility of the Development, have been met, but the Owner's proposed increase to the first lien amount and requested use for the cash out payment does not meet the requirements specified in 10 TAC §13.13(c)(2)(B), (C), (D), and therefore, cannot be approved by the Acting Director; and

WHEREAS, the Owner has met the requirements for a waiver specified in 10 TAC §11.207;

NOW, therefore, it is hereby

RESOLVED, that the request to waive the definition of Surplus Cash in 10 TAC §13.2(12), to modify the MDL Note to extend the maturity date, to use HUD's definition of Surplus Cash, and to allow a cash out refinance as presented to this meeting is approved, and the Acting Director and his designees are hereby authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

Villas of Brownwood II received a Multifamily Direct Loan (MDL) from HOME funds in 2012 to construct 36 units in Brownwood, Brown County. The MDL was secured with a \$1.5M Subordinate Promissory Note (Note) and was structured as an annual Surplus Cash debt payment with a 0% interest rate, a 40-year amortization period and 35-year term. The first payment was due September 1, 2015, and the loan matures September 1, 2049. In September 2015, the Owner requested to modify the MDL Note to convert the payment to a monthly Surplus Cash payment in order to allow the Owner to convert their mini permanent loan to a permanent FHA type loan. The request was approved administratively by the Department in October 2015, and the Owner began making monthly payments in the amount of \$3,205.13, or \$38,461.56 annually. The senior debt was a \$1.58M loan that was structured with a variable interest rate ranging from 5.00% to 5.13%, 25-year amortization period, and a three-year term that was later extended an additional three years. The annual debt service for the senior loan ranged from \$110,838 to \$112,279.

On August 3, 2018, Cynthia Bast, the representative of the Owner, notified the Department of a merger of ownership between the Development and 377 Villas of Brownwood (377 Villas), the Owner's adjacent property that received an Exchange award in 2009 to construct 76 units. The name of ownerships merged under 377 Villas of Brownwood Apartments, L.P. When the financing for 377 Villas closed in 2009, the Department executed a Subordination Agreement to the lender's \$2.6M senior loan. The annual debt service for the senior loan was \$173,572, resulting in a combined senior loan debt service of approximately \$285k for both properties. The merger of the ownership of the two properties was acknowledged by the Department on August 20, 2018, as an Affiliate transfer under 10 TAC §10.406(b)(1). The purpose of the ownership merger was to allow the Owner to meet the conditions required by their lender to refinance their senior debt for the properties into one common transaction. The refinanced loan combined the senior debt into \$3,626,681.88 loan, with a 5.25% interest rate, 25-year amortization period, and three-year term, and did not include a cash out payment to the Owner. The Department's subordination to the \$3,626,681.88 senior loan was processed administratively, as this debt amount was less than the combined \$4.18M that was originally subordinated for both properties. By refinancing into a single loan, the combined senior debt service reduced from around \$285k to \$262,767. Also, because the ownership merger also created a merger of the financials for the two properties, the Department required the Owner to execute a second modification of the MDL Note to convert the payment terms from a Surplus Cash flow payment to a hard debt payment. The modification did not change the interest rate, amortization period, or term of the original MDL Note.

On April 3, 2019, the Owner's representative submitted a request for a third modification of the MDL Note in order to refinance the senior debt with a HUD loan. HUD's conditions for the refinance require that the Department extend the maturity date so that the subordinate loan does not mature before the 35-year term of this senior loan. However, HUD does not require the outstanding subordinate debt to be re-amortized. Staff has confirmed that an extension of the maturity date will not violate §13.8(c)(1) of the Multifamily Direct Loan Rule that specifies the Department's loan must mature at the same time or within six months of the senior debt and cannot exceed 40 years and six months. HUD also requires the Department to execute a Subordination Agreement. The commitment from HUD allows the Owner to refinance the senior debt with a loan of up to \$4,907,600. However, after conversations with the Owner regarding the resubordination requirements in §13.13(c)(2) of the Multifamily Direct Loan Rule, the Owner decided to reduce their proposed loan amount to \$4.1M in order to meet the conditions that would allow the modification of the MDL Note to be approved by the Acting Director. The \$4.1M represents the existing senior debt and closing costs required for the HUD financing. The subordination of the \$4.1M senior debt results in a greater amount of debt subordinated after the ownership merger. However, it results in a lower amount of combined senior debt than was originally subordinated for both properties. The Subordination Agreement required by HUD specifies that repayment of the subordinate debt is limited to 75% of Surplus Cash generated by the property or monies received from non-project sources. After discussions with staff in the Department's Legal Division, it was discovered that there is a discrepancy between HUD's definition of Surplus Cash and the Department's definition of Surplus Cash in 10 TAC §13.2(12). The opinion of the HUD lender is that the discrepancy between the definitions is not an issue, and does not affect repayment of the MDL because although HUD's definition of the repayment terms in section 3(B) of the Subordination Agreement limits payment to no more than 75% of the Surplus Cash from the

project, it also states that the Subordinate Note can be repaid with monies received from non-project sources. However, the Department's Legal Division determined that the Subordination Agreement required by HUD cannot be executed by the Department because it will create a conflict with the MDL Note. They also determined that the MDL Note cannot be modified to use HUD's definition because it would violate the specified definition of Surplus Cash in 10 TAC §13.2(12).

On July 8, 2019, the Owner's representative, Cynthia Bast with Locke Lord, submitted a request to waive the definition of Surplus Cash in 10 TAC §13.2(12) in order to use HUD's definition in the MDL Note, and to change the payment terms from a monthly to an annual payment due to HUD's requirements regarding the distribution of Surplus Cash. In the request, Ms. Bast states that the Owner also seeks approval for an increase of the first lien debt to \$4.385M in order to repay Affiliates. The Owner states that the increased loan amount will include a cash out payment in the amount of \$327,630.46. The Owner plans to use the funds to pay \$83,670.33 for deferred General Contractor fees and \$199,496 for General Partner loans that were needed to manage operating losses on the property and 377 Villas. A review of the 2018 Independent Auditors Report for the Owner identifies an outstanding balance of \$102,564 payable to the General Contractor, and an outstanding balance of \$183,746 payable to Affiliates of the General Partner. The Owner has provided an unaudited Balance Sheet confirming that the outstanding balance due to the General Partner is \$199,496 as of May 31, 2019. The remaining \$44,464.13 from the cash out will be applied to the Special Reserve Account for 377 Villas of Brownwood, as required by section 8.3 of the Exchange Subaward Agreement, and as specified in 10 TAC §10.404(d)(1).

Staff has confirmed that not all of the conditions for resubordinating the MDL specified in 10 TAC §13.13(c)(2) have been met to allow for approval from the Acting Director, and therefore, Board approval is necessary. The \$4.385M first lien will be structured with a 3.72% interest rate and a 35-year amortization period and term. The annual debt service including the MIP will be \$239,581, which is lower than the superior debt service from the two previous subordinations. Staff has also analyzed the Owner's pro forma based on actual operating history from January through May 2019. The results indicate that the property should operate at a 1.37 Debt Coverage Ratio after payment of the proposed senior debt, and the MDL debt service. Therefore, the increased senior lien debt will not negatively affect the Development's financial feasibility. However, the Owner's requested use for the increased debt amount and cash out payment from the refinanced debt exceeds the Executive Director's authority as defined in 10 TAC §13.13(c)(2). Therefore, the Board's approval is necessary for the increase in the first lien debt that will require the Department to subordinate \$4.385M in senior debt, which is \$205k greater than the combined \$4.18M that was originally subordinated.

Ms. Bast explains that the waiver request meets the requirements in 10 TAC §11.207 of the Qualified Allocation Plan. She states that a waiver of the definition of Surplus Cash in 10 TAC §13.2(12) was not foreseeable because the Owner and HUD lender believed that the difference between the two definitions could be addressed by the language in the Subordination Agreement that allows the subordinate debt to be repaid 75% of Surplus Cash, or with monies received from Non-Project Sources. Ms. Bast further states that by granting the waiver the policies and purposes identified in Tex. Gov't Code §§2306.001, 2306.002, 2306.359, and 2306.6701 will be served because the intent of the

proposed financing is to reduce the debt burden in order financially stabilize the property and preserve the property's affordability for low income households.

Ms. Bast also states that the Owner did not anticipate a request to increase the loan amount in order to pay Affiliates. She explains that the Owner's operating projections, based on their knowledge at the time, indicated that there would be sufficient cash flow to repay \$128,804 of the deferred General Contractor fee and that loans from the General Partner would not be required to fund operating losses.

Staff recommends approval of the requested waiver of the definition of Surplus Cash specified in 10 TAC §13.2(12) and the modification of the MDL Note for Villas of Brownwood II. Staff also recommends approval of the Owner's request for a cash out payment in the amount of \$327,630.46 to be used for the aforementioned purposes. The proposed financing would result in a reduction to the annual debt service of the first lien debt, which improves the Development's financial feasibility.

July 8, 2019

VIA E-MAIL TRANSMISSION

Mr. Rosalio Banuelos
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78711-3941

Re: Request for Waiver – Villas of Brownwood I and II (the "**Property**")
CMTS Nos.: 4477 and 4861

Dear Rosalio:

We represent 377 Villas of Brownwood Apartments, L.P. (the "**Owner**"). This letter constitutes a request for waivers from TDHCA's Multifamily Direct Loan ("**MDL**") rules in order to allow the Owner to refinance the Property with a HUD-insured mortgage.

Background Information

For the past several years, our clients have struggled with differences between the MDL rules and federal requirements for HUD-insured mortgages. This struggle arises when an owner wishes to finance or refinance a property with a HUD-insured mortgage as the first lien debt, while receiving MDL funds from TDHCA in a subordinate position. When a property financed with a HUD-insured mortgage has a subordinate loan, HUD guidance mandates that the subordinate loan can only be paid from 75% of Surplus Cash generated by the property. HUD's definition of Surplus Cash is attached as Exhibit A.

In the first round of coordination issues between TDHCA and HUD, TDHCA's MDL rules allowed repayment from Surplus Cash but did not specify 75% of Surplus Cash. Moreover, the MDL rules did not define Surplus Cash. After several appearances before the Board, TDHCA agreed to allow an MDL to be paid from 75% of Surplus Cash.

In 2018, TDHCA endeavored to address the issues. A new definition of Surplus Cash was inserted into the MDL rules. That definition is attached as Exhibit B. TDHCA's definition of Surplus Cash does not match HUD's definition of Surplus Cash. It is not clear from the record when the rule change was proposed where TDHCA's definition of Surplus Cash came from or why it was

different than HUD's. In the Board transcript on September 6, 2018, staff said "We've added a definition of surplus cash flow with a specific calculation of surplus cash flow when TDHCA's loan is subordinate to an FHA insured first lien loan, so that applicants at underwriting, everybody knows, asset management, everybody knows what we're going to be looking at."

Now, the differences in definitions of Surplus Cash as between HUD and TDHCA has become an issue. When an owner wants to layer a HUD-insured mortgage and an MDL, TDHCA must enter into a Subordination Agreement with HUD. The current form of Subordination Agreement contains the following language:

any payments due under the Subordinate Note shall be payable only (i) from permissible distributions from Surplus Cash of the Project; but in no event greater than seventy-five percent (75%) of the total amount of Surplus Cash; or (ii) from monies received from Non-Project Sources

TDHCA staff seems to be concerned that this provision limits the repayment on the MDL to 75% of Surplus Cash, as defined by HUD, and does not allow TDHCA to receive 75% of Surplus Cash, as defined by TDHCA. This could make an economic difference. We believe that the HUD requirements and the MDL rule can be harmonized. If the calculation of 75% of Surplus Cash, based upon HUD's definition, is less than the calculation of 75% of Surplus Cash, based upon TDHCA's definition, the balance owed to TDHCA can be met with "monies received from Non-Project Sources," which could include a guaranty from Owner's principals, if required. Thus, we do not think a waiver of the MDL rule is necessary.

The Property; The Request

The Property was constructed in two phases – one financed with Tax Credit Exchange and one financed with a TDHCA HOME MDL. The Owner proposes to refinance the first lien indebtedness secured by the Property with a HUD-insured mortgage with more favorable repayment terms. On April 3, our firm submitted a Legal Document Request to TDHCA, with the standard HUD Amendment to the Exchange LURA, the HUD Amendment to the HOME LURA, and the HUD Subordination Agreement. The package also included a copy of the HUD firm commitment, showing the terms of the new first lien loan.

Upon review, TDHCA staff identified the concern about repayment of the HOME MDL and the differing definitions of Surplus Cash Flow. Staff advised that the Owner would need to pursue a waiver to: (1) change the definition of Surplus Cash Flow in TDHCA's MDL promissory note and (2) change the payments from monthly to annual, to accommodate HUD's requirements with regard to distribution of Surplus Cash Flow. **This letter constitutes a request for the aforementioned waivers and amendments, as directed by staff.**

The Owner previously proposed a first lien loan encumbering the Property in the amount of \$4,100,000. The lender for the proposed loan has offered a higher principal value. The Owner hereby requests TDHCA approval for the first lien loan amount to increase to \$4,385,000. The

increased loan proceeds would be used to repay deferred general contractor fees and general partner loans that were utilized to manage cost overruns on the Property, as described on Exhibit C. Specifically, the Property was underwritten with the anticipation that deferred general contractor fees could be paid out over time from cash flow, and that \$128,804 of deferred general contractor fees would be paid in the first five years. However, unanticipated operating cost increases made it impossible for the Owner to pay out cash flow and even required the general partner to make advances to the Partnership. Property taxes, insurance, and accounting fees all were higher than anticipated at the time of initial application. Although the principal amount of the first lien loan will increase, the more favorable interest rate will result in a lower annual debt service, which should make the Owner capable of paying its regular expenses and providing more Surplus Cash available for the repayment of the MDL. In addition, projections show the Property will sustain a debt service coverage ratio with the new loan amount of approximately 1.37, which is well in line with TDHCA's underwriting standards. The Owner has previously provided TDHCA staff with supporting evidence that an increase in the first lien loan would not have an adverse impact on TDHCA's position with regard to the MDL.

10 TAC §13.13 requires Board approval for an increase in the principal amount of the first lien loan and a waiver to allow a portion of the loan proceeds to be utilized to repay affiliates. **This letter constitutes a request for approval and waiver, as needed, to allow the principal amount of the first lien loan to be \$4,385,000 and to allow a portion of the loan proceeds to be utilized to pay deferred general contractor fees and general partner loans.**

Waiver Requirements

10 TAC §11.207 sets forth the requirements for a rule waiver. In particular, the requesting party must show the following:

- The need for the waiver was not foreseeable or preventable by the Owner.

As it relates to the issue with the definition of Surplus Cash, the need for a waiver was not foreseeable because the Owner and HUD lender believed the two different definitions of Surplus Cash could be harmonized without a need for a waiver. As to the increase in the loan amount and use of funds for payment of deferred general contractor fee and repayment of general partner loans, the overruns contributing to this need for additional loan proceeds were unforeseeable because they were based upon the Owner's best knowledge at the time. As noted above, original projections showed that \$128,804 of deferred general contractor would be paid from available cash flow during the first five years. None of that fee was paid because of the unexpected cost increases. By seeking the increased loan amount, the Owner will be able to address the unforeseen circumstances, paying off the general partner loans, paying a portion of the deferred general contractor fees that were to be paid by now, and establishing an annual debt service that will allow the Property to generate cash flow.

- Granting the waiver serves the policies and purposes articulated in Tex. Gov't Code, §§2306.001, 2306.002, 2306.359, and 2306.6701.

Mr. Rosalio Banuelos

July 8, 2019

Page 4

The proposed refinancing is intended to preserve the affordability of the Property by providing a lower annual mandatory debt service. This increases the amount of cash flow available to cover operating costs and capital expenditure needs, and to repay TDHCA's HOME MDL, which allows TDHCA to recycle the MDL funds to other borrowers. The waiver as to the definition of Surplus Cash is needed to allow the Property to obtain HUD-insured debt, which has the most favorable terms. The waiver will serve TDHCA's statutory purposes of coordinating federal and state programs, preserving neighborhoods and communities, and ensuring the availability of affordable housing for lower-income people. [§2306.001(2), (3), and (4); §2306.002] By reducing the Property's debt burden, TDHCA will be providing preventative financial support to prevent the potential loss of this affordable housing. [§2306.6701(3)]

We appreciate the Board's consideration of this request and are happy to provide additional information as needed.

Sincerely,



Cynthia L. Bast

Exhibit A – HUD Definition of Surplus Cash

Exhibit B – TDHCA Definition of Surplus Cash

Exhibit C – Uses of Loan Proceeds

cc: G. Granger MacDonald
T. Justin MacDonald
Steve Schulte
Lucille Jones
Owner

Kelly Derryberry
Felicia Frasch
Sarah Parker
Peaseley & Derryberry

Carmen Aguilar
Dwight Capital

Exhibit A
HUD Definition of Surplus Cash

13. Surplus Cash.

a. Borrower must calculate Surplus Cash as of the last day of its fiscal year. Borrower may also, at its election, and if permitted pursuant to Program Obligations, calculate Surplus Cash as of the last day of the sixth month of its fiscal year. Borrower shall submit a report of its Surplus Cash calculations to HUD with its required annual financial reports, pursuant to Program Obligations.

b. Surplus Cash shall equal the sum of:

- (i) Project cash and cash equivalents (excluding the Reserve for Replacement account and other HUD-required reserves);
- (ii) short-term investments;
- (iii) project-based Section 8 Housing Assistance Payments earned but not yet received by Borrower; and
- (iv) any amounts approved for withdrawal but not yet withdrawn from the Reserve for Replacements or any other reserves or escrow accounts;

15

after deducting:

- (v) all sums due or required to be paid within the calendar month following the date as of which Surplus Cash is calculated under the terms of the Note and Security Instrument (including without limitation principal, interest, mortgage insurance premium deposits, deposits to the Reserve for Replacements and other reserves as may be required by HUD, and tax and insurance escrow deposits);
- (vi) all special funds required to be segregated by this Agreement, the Note, the Security Instrument, or Program Obligations, including tenant security deposits and any other amounts held in trust for tenants; and
- (vii) all other obligations of the Project payable within the next thirty days, unless the obligation is paid subject to available Surplus Cash or subject funds for payment of the obligation are set aside or HUD has approved deferment of payment.

Exhibit B
TDHCA Definition of Surplus Cash

(12) Surplus Cash--When the first lien mortgage is a federally insured HUD or FHA mortgage, any cash remaining:

(A) After the payment of:

(i) all sums due or currently required to be paid under the terms of any superior lien;

(ii) all amounts required to be deposited in the reserve funds for replacement;

(iii) operating expenses actually incurred by the borrower for the Development during the period with an appropriate adjustment for an allocable share of property taxes and insurance premiums;

(iv) recurring maintenance expenses actually incurred by the borrower for the Development during the period;

(v) all other obligations of the Development approved by the Department; and

(B) After the segregation of an amount equal to the aggregate of all special funds required to be maintained for the Development; and

(C) Excluding payment of:

(i) all sums due or currently required to be paid under the terms of any subordinate liens against the property;

(ii) any development fees that are deferred including those in eligible basis; and

(iii) any payments or obligations to the borrower, ownership entities of the borrower, related party entities; any payment to the management company exceeding 5% of the effective gross income; incentive management fee; asset management fees; or any other expenses or payments that shall be negotiated between the Department and borrower.

Exhibit C
Uses of Loan Proceeds

Dwight Capital LLC	
	Villas at Brownwood
New Loan	<u>\$ 4,385,000.00</u>
Payoff current debt	\$ 3,592,173.00
Deposit to Reserves	\$ 123,200.00
Required NC Repairs	\$ 59,724.00
Extension Fee	\$ -
Loan Fees	\$ 89,628.00
Lender Legal	\$ 22,500.00
Title and Recording	\$ 17,533.90
Legal	\$ 30,000.00
Surveys	\$ 12,881.75
Tax Escrow (6 months)	\$ 39,347.00
Insurance Escrow	\$ 8,994.00
MIP Escrow	\$ 1,620.22
Insurance Premium	\$ 34,260.00
Fund Sec Deposit Account	\$ 20,000.00
Interim Interest	<u>\$ 5,507.67</u>
Total Uses	\$ 4,057,369.54
<u>Cash Out</u>	<u>\$ 327,630.46</u>
Distribute:	
Deferred GC Profit (Villas II)	\$ 83,670.33
GP Advances	\$ 199,496.00
Fund to Special Reserve	\$ 44,464.13

377 Villas of Brownwood Apartments, LP

Notes to Financial Statements December 31, 2018

Construction contract payable

The Partnership entered into a construction contract payable with G.G. MacDonald, Inc., an affiliate of the MacDonald and Associates, a limited partner on February 14, 2013 for a total contract price of \$2,812,990. As of December 31, 2018, \$2,812,990 has been incurred and \$102,564 remains payable.

Due to affiliates

The Partnership received advances from affiliates of the general partner. The advances are non-interest bearing and are due on demand. The balance outstanding on the advances from affiliates as of December 31, 2018 was \$183,746, respectively. These payables have been included with due to related parties on the balance sheets.

Note 5 - Mortgage and notes payable

First mortgage

The Partnership entered into a converting construction loan agreement on April 8, 2008 in an amount not to exceed \$2,100,000 with Boston Capital Affordable Housing Mortgage Fund LLC. The note was amended on September 15, 2009 to allow a loan of \$2,600,000. On June 1, 2011, the loan converted to a fixed rate loan and bore interest at 5.81% per annum. Upon conversion \$160,000 of the principal balance was forgiven and the loan converted at a principal balance of \$2,440,000. Commencing June 1, 2011, monthly principal and interest payments totaling \$14,464 were required. The loan was to mature July 1, 2029. As of December 31, 2018, the outstanding principal and accrued interest was \$- and \$-, respectively. For the year ended December 31, 2018, interest expense was \$162,057, which includes \$47,656 of amortization of debt issuance costs.

The Partnership entered into a converting construction loan agreement with Security State Bank & Trust ("SSB&T") on March 19, 2013 in an amount not to exceed \$1,580,000. The loan matured on April 17, 2014 (the "conversion date") and bore interest at 6.25 percent. On April 17, 2014, the loan converted to permanent status and bore interest at 5.00 percent. Monthly principal and interest payments of \$9,305 were due through maturity date of April 17, 2017, at which time all unpaid principal and interest are due. On April 11, 2017, the Partnership obtained an extension on the loan. Under the terms of the extension, monthly principal and interest payments of \$9,324 shall be payable on the unpaid principal balance of \$1,481,287 through April 11, 2020, at which time, a lump sum shall be due and payable. For the year ended December 31, 2018, interest of \$62,201 was incurred, which includes amortization of debt issuance costs of \$-. As of December 31, 2018, principal and accrued interest of \$- and \$-, respectively, were outstanding.

On November 1, 2018 the Partnership refinanced its existing mortgages into a new mortgage with Security State Bank & Trust ("SSB&T") in an amount of \$3,626,682. The loan bears interest at a rate of 5.25 percent and requires monthly principle and interest payments of \$21,897 until maturity on November 1, 2021 at which time the remaining balance is due in full. For the year ended December 31, 2018, interest of \$34,933 was incurred, which includes amortization of debt issuance costs of \$1,632. As of December 31, 2018, principal and accrued interest of \$3,623,825 and \$13,212, respectively, were outstanding.

Debt issuance costs, net of accumulated amortization, totaled \$27,763 as of December 31, 2018, and are related to the first mortgage. Debt issuance costs on the above note are being amortized using an imputed rate of 5.57 percent.



377 Villas Of Brownwood COMPARATIVE BALANCE SHEET

	Month Ending 05/31/2019 <small>Actual</small>	Month Ending 04/30/2019 <small>Actual</small>	Month Ending 05/31/2019 <small>Variance</small>
ASSETS			
CURRENT ASSETS			
0900 - Petty Cash	500.00	500.00	0.00
1010 - Cash - Operating Account	15,843.49	21,648.90	(5,805.41)
1014 - Cash - Special Reserve Acct-Resident Asst	7,260.86	7,260.24	0.62
1015 - Tax & Insurance Escrow	943.79	953.18	(9.39)
1060 - Replacement Reserve	16.51	26.49	(9.98)
1200 - A/R - Tenants	147.99	609.99	(462.00)
1410 - Prepaid Insurance	0.00	2,436.03	(2,436.03)
TOTAL CURRENT ASSETS	24,712.64	33,434.83	(8,722.19)
FIXED ASSETS			
1510 - Land	685,365.00	685,365.00	0.00
1515 - Land Improvements	916,001.00	916,001.00	0.00
1520 - Building	9,131,214.53	9,131,214.53	0.00
1530 - Furniture & Fixtures	1,215,898.00	1,215,898.00	0.00
1590 - Accum. Depreciation	(1,951,853.00)	(1,951,853.00)	0.00
1591 - Accum. Deprec. F F & E	(747,368.00)	(747,368.00)	0.00
1592 - Accum. Depreciation - Site	(469,587.00)	(469,587.00)	0.00
1593 - Accum Depreciation - Building Costs	(228,280.00)	(228,280.00)	0.00
TOTAL FIXED ASSETS	8,551,390.53	8,551,390.53	0.00
OTHER ASSETS			
1800 - Deposits - Utilities	3,575.00	3,575.00	0.00
1804 - Tax Credit Fees	44,705.00	44,705.00	0.00
1806 - Accum Amort - Tax Credit Fees	(26,820.00)	(26,820.00)	0.00
1810 - Loan Costs	236,500.00	236,500.00	0.00
1811 - Accum Amort-Loan Costs	(70,947.00)	(70,947.00)	0.00
1816 - Letter of Credit Fees	5,402.00	5,402.00	0.00
1817 - Accum Amtz Letter Of Credit Fees	(5,402.00)	(5,402.00)	0.00
1821 - Accum Amort-Const Loan Fees	(1,632.00)	(1,632.00)	0.00
1840 - Permanent Loan Fees	59,905.29	59,905.29	0.00
TOTAL OTHER ASSETS	245,286.29	245,286.29	0.00
TOTAL ASSETS	8,821,389.46	8,830,111.65	(8,722.19)
LIABILITIES & PARTNER'S CAPITAL			
CURRENT LIABILITIES			
2000 - A/P - Vendors	62,989.64	73,252.19	(10,262.55)
2014 - A/P - General Partner	199,496.00	199,496.00	0.00
2037 - A/P - GGM, Inc (Constr.)	102,564.00	102,564.00	0.00
2060 - Security Deposit Liability	19,693.00	19,593.00	100.00
2208 - Prepaid Rent Liability	879.94	844.99	34.95
2210 - Accrued Real Estate Tax	29,030.00	23,224.00	5,806.00
2240 - Accrued Interest	13,212.00	13,212.00	0.00
2250 - Accrued - Other	2,090.92	6,216.06	(4,125.14)
TOTAL CURRENT LIABILITIES	429,955.50	438,402.24	(8,446.74)
LONG TERM LIABILITIES			
2600 - Developer Fee Payable	485,008.00	485,008.00	0.00
2705 - N/P - Insurance Premium Financed	0.00	954.92	(954.92)
2800 - Notes Payable - Mortgage	3,594,428.53	3,600,573.27	(6,144.74)
2825 - N/P - TDHCA	1,355,275.41	1,359,008.95	(3,733.54)
2830 - TC Exchange Grant Proceeds	4,615,815.00	4,615,815.00	0.00



377 Villas Of Brownwood COMPARATIVE BALANCE SHEET

	Month Ending 05/31/2019 <small>Actual</small>	Month Ending 04/30/2019 <small>Actual</small>	Month Ending 05/31/2019 <small>Variance</small>
TOTAL LONG TERM LIABILITIES	10,050,526.94	10,061,360.14	(10,833.20)
PARTNER'S CAPITAL			
3000 - Capital	(278,740.30)	(278,740.30)	0.00
3001 - Partner Capital Contribution	384,000.00	384,000.00	0.00
3033 - Capital Contribution - G.P.	100.00	100.00	0.00
3950 - Retained Earnings	(1,777,931.72)	(1,777,931.72)	0.00
TOTAL PARTNER'S CAPITAL	(1,672,572.02)	(1,672,572.02)	0.00
CURRENT YEAR INCOME (LOSS)	13,479.04	2,921.29	10,557.75
TOTAL LIABILITIES & PARTNER'S CAPITAL	8,821,389.46	8,830,111.65	(8,722.19)



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Southwest Multifamily Region
*Serving Arkansas, Iowa, Kansas, Louisiana, Missouri, Nebraska,
New Mexico, Oklahoma, and Texas*
Multifamily Customer Service Telephone Line 1-800-568-2893
www.hud.gov

March 26, 2019

Matthew Altebrando
MAP Underwriter | ma@dwightcap.com
Dwight Capital
787 Eleventh Ave, 10th Floor
New York, NY 10019

SUBJECT: Villas of Brownwood: Firm Commitment
Project No: 113-11363
Section 223(f)
Brownwood, TX

Dear Mr. Altebrando:

Enclosed is the Commitment to Insure Upon Completion, form HUD-2453, for the subject project in the amount of **\$4,907,600**. A hard copy of the Commitment will not be issued. Also enclosed are forms HUD-92264 (Multifamily Summary Appraisal Report), HUD-92264-A (Supplement to Project Income Analysis), HUD-92329 (Property Insurance Schedule), and HUD- 92447 (Property Insurance Requirements).

Please acknowledge receipt and acceptance of this Commitment with the signature of both the mortgagor and mortgagee. Within 3 to 5 business days, you will be contacted by your assigned Closing Coordinator to discuss the next steps and logistics of the closing process. The fully executed copy must be returned to the assigned Closing Coordinator within ten business days, along with the lender's attorney contact information. Amendment and extension requests, if any, must also be forwarded to the assigned Closing Coordinator prior to submitting your closing documents.

We look forward to the Final Endorsement of this project. If you have any questions, please call Shatorya A. Modkins, Underwriter at 817-978-5712 or Shatorya.A.Modkins@hud.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan Meyers".

Susan Meyers
Acting, Underwriting Branch Chief
U.S. Dept. of Housing & Urban Development
Multifamily Southwest Region

Enclosures

*Fort Worth Regional Office
801 Cherry Street Unit #45, Suite 2500
Fort Worth, Texas 76102*

*Kansas City Satellite Office
400 State Avenue, Suite 300
Kansas City, KS 66101*

**COMMITMENT for Insurance Upon Completion
Pursuant to Section 223(f)**

**OFFICE OF HOUSING
Multifamily Production**

**U.S. Department of Housing
and Urban Development**

WARNING: Federal law provides that anyone who knowingly or willfully submits (or causes to submit) a document containing any false, fictitious, misleading, or fraudulent statement/certification or entry may be criminally prosecuted and may incur civil administrative liability. Penalties upon conviction can include a fine and imprisonment, as provided pursuant to applicable law, which includes, but is not limited to: 18 U.S.C. 1001, 1010, 1012; 13 U.S.C. 3729, 3802, 24 C.F.R. Parts 25, 28 and 30, and 2 C.F.R. Parts 180 and 2424.

FHA Project No.:	<u>113-11363</u>
Project Name:	<u>Villas of Brownwood</u>
Project Address:	<u>451 Clearwater Paseo</u>
	<u>Kerrville, TX 78028</u>

Dwight Capital LLC
(“Lender”)

787 Eleventh Ave, 10th Floor
New York, NY 10019
(“Lender Address”)

377 Villas of Brownwood Apartments,
L.P.
(“Borrower”)

2951 Fall Creek Road
Kerrville, TX 78028
(“Borrower Address”)

We understand that you, as Lender, have agreed to make a loan to Borrower (the **“Loan”**) in an amount not exceeding the Maximum Loan Amount (defined below), evidenced by a note (the **“Note”**) to be secured by a security instrument (the **“Security Instrument”**) covering real

property as shown on the legal description of the property attached hereto as **Exhibit A** (“**Project**”).

It is your intention to present the said Note and Security Instrument to the U.S. Department of Housing and Urban Development (“**HUD**”) for mortgage insurance under the provisions set forth in Section(s) 223(f) of the National Housing Act (“**NHA**”) and the Regulations thereunder now in effect (the “**Regulations**”).

HUD hereby agrees to insure said Note and Security Instrument under the provisions of the NHA and Regulations upon the following conditions, all of which must be satisfied before this commitment letter (hereinafter referred to as the “**Commitment**”) is enforceable against HUD.

Lender and Borrower expressly acknowledge and agree that each numbered item contained in this Commitment, including those in **Exhibit B**, is an independent condition that must be satisfied before HUD is legally obligated to accept the Note and Security Instrument for mortgage insurance. The HUD act that signifies its acceptance of said Note and Security Instrument for mortgage insurance is the “**Initial/Final Endorsement**” or “**Endorsement**.”

The conditions contained herein may include various references to the *Multifamily Accelerated Processing Guide* (the “**MAP Guide**”), the *Federal Housing Administration Multifamily Program Closing Guide* (the “**FHA Closing Guide**”), and HUD “**Program Obligations**” (as defined in the Security Instrument). All applicable requirements of the MAP Guide, FHA Closing Guide, and Program Obligations are hereby incorporated by reference.

The definition of each capitalized term used in this Commitment is indicated with quotation marks, and preceded or followed by data, information, narrative, or reference to another document.

FHA Project No.	113-11363	
<i>To be insured under Section 207 pursuant to Section 223(f) of the NHA.</i>		
“Firm Commitment Effective Date”	3/26/19	
“Firm Commitment Term”	60	Days.
“Maximum Loan Amount”	\$4,907,600	
	Four Million Nine Hundred Seven Six Hundred Dollars	
“Initial MIP Payment Amount”	.35	
“MIP Percentage Rate”	.35	% Per Annum
“Section 50 Signatories”	1. 377 Villas of Brownwood Apartments, L.P. 2. T. Justin MacDonald	

“Permanent Financing”		
“Permanent Interest Rate”	4.20	<i>% Per Annum</i>
“Amortization Period”	420	<i>Months</i>
“Initial Principal Payment Month”	2	<i>Months after Date of Note Endorsement</i>
“Principal and Interest Payment Amount”	\$22,322	<i>Per Month</i>

“Secondary Financing”		
“Secondary Financing Source(s)”	N/A	[NUMERIC DOLLAR AMOUNT OR N/A]
“Bridge Loan”	N/A	[NUMERIC DOLLAR AMOUNT OR N/A]

“Survey”	August 2009	
	John R. Piburn, Jr., R.P.L.S. / Piburn & Partners, LLC	

“Reserves, Insurance and Escrows”		
“Initial Reserve for Replacement Deposit Amount”	\$123,200	<i>Prior to Closing</i>
“Annual Reserve for Replacement Amount”	\$30,800	<i>Per Year</i>
“Monthly Reserve for Replacement Payment Rate”	\$275	<i>Per Month</i>
“Critical Repair Costs”	\$0	
“Non-Critical Repair Cost”	\$26,415	
Non-Critical Repair Escrow	\$79,245	
“Latent Defect Assurance Amount”	N/A	

“Inspection Fee Amount”	\$1,500
“Exam Fee Amount”	\$14,723
“Flood Insurance”	Not Required
“Property Insurance Coverage Amount”	\$4,907,600
“Estimated Replacement Cost Value”	\$8,510,000
“Required Property Insurance Deductible”	\$25,000

“Initial Operating Deficit”	N/A	
“Operating Deficit Period”	N/A	<i>Months after the date of Final Endorsement</i>
“Short-Form Cost Certification”	N/A	

“ADDITIONAL & DEAL-SPECIFIC CONDITIONS”	
Additional & Deal-Specific Conditions are identified in Exhibit B	[SEE EXHIBIT B OR N/A]

I. UNIFORM CONDITIONS - FIRM COMMITMENT

1. **Firm Commitment Acceptance.** The Borrower’s and Lender’s acceptance of the Commitment must be evidenced by the return of a fully executed copy to the Commissioner on or before ten (10) business days from the “Firm Commitment Effective Date.”
2. **Firm Commitment Term.** This Commitment shall expire after the “Firm Commitment Term” unless extended by HUD, excepting any conditions that must be satisfied prior to Initial/Final Endorsement, as discussed below. Upon such expiration, all rights and obligations of the respective parties shall cease, and pursuant to 24 C.F.R. § 200.47, HUD shall not insure the Note and Security Instrument. Prior to any extension of this Commitment, HUD may, at its option, reexamine this Commitment to determine whether it shall be extended in the same amount, or shall be amended to include a lesser amount. The Firm Commitment Term shall commence as of the date HUD executed this Commitment.
 - (a) **Reopening of Expired Firm Commitment.** A request for the reopening of this Commitment received within ninety (90) days of its expiration must be accompanied by the reopening fee of \$.50 per \$1,000 of the amount of the expired commitment.

3. **No Material Adverse Change.** Prior to Initial/Final Endorsement, the Lender must certify that there has been no material adverse change to the: (a) underwriting assumptions stated on the attachments to this Commitment; (b) financial condition or creditworthiness of the Borrower, or principals thereof; (c) Borrower's ability to perform its obligations or responsibilities under the loan documents; or (d) Project; and no event has occurred or circumstances exist that may result in such material adverse effect.
4. **Third Party Updates.** HUD may require submission of updated third-party reports and underwriting, which will be subject to HUD review and approval, to extend this Commitment beyond its original expiration. HUD may elect to not insure the Note and Security Instrument as a consequence of any material adverse change to such reports or underwriting.
5. **Compliance with Laws and HUD Requirements.** The Borrower, Lender, and Project comply with all applicable federal housing statutes and regulations. All certificates, documents and agreements required by this Commitment and required for closing are on HUD forms or, if no HUD form is available, must be approved by HUD. The closing procedures and requirements in the FHA Closing Guide are followed, including procedures for changes to closing documents when requested. To the extent any condition references a specific form number, HUD may require the use of any renumbered, successor, or otherwise formally updated version.
6. **HUD Review.** HUD reserves the right to examine the Lender's file materials related to the underwriting of the Note and Security Instrument at any time during the ten (10) -year period following Initial/Final Endorsement. If there is evidence of fraud or misrepresentation by the Lender, HUD reserves its legal rights under the contract of mortgage insurance and Mortgagee Review Board requirements. The Lender agrees to retain, in accessible files, all materials related to the underwriting of the Note and Security Instrument for a period of ten (10) years, even though the Note and Security Instrument itself may be sold to another entity.
7. **Draft Closing Documents.** Draft closing documents, conforming to the terms of this Commitment, must be submitted not less than ten (10) business days prior to Initial/Final Endorsement. After review, the place and date of the closing will be designated, at which time the documents and exhibits in final form shall be delivered to HUD for approval. This Commitment and exhibits referred to herein, and the statute and applicable regulations constitute the entire agreement among the parties, and the signature of the Borrower and Lender below hereof evidences acceptance of the terms.
8. **Closing Statement Certification.** Upon closing, the Lender must submit a certified loan closing statement signed by the Lender and Borrower that itemizes the disbursement of Loan proceeds and Borrower's cash contribution, if any. The statement regarding the disbursements must be specific and list the amounts to be paid to satisfy the Borrower's obligations for: (1) existing or other indebtedness in a refinancing transaction, (2) repairs, (3) discounts, (4) financing fees, (5) legal expenses, (6) organizational expenses, (7) title and recording costs, and (8) any Lender required escrows for GNMA, taxes, or insurance. The

certified closing statement signed by the Borrower and Lender must include the following certification:

WARNING: Federal law provides that anyone who knowingly or willfully submits (or causes to submit) a document containing any false, fictitious, misleading, or fraudulent statement/certification or entry may be criminally prosecuted and may incur civil administrative liability. Penalties upon conviction can include a fine and imprisonment, as provided pursuant to applicable law, which includes, but is not limited to: 18 U.S.C. 1001, 1010, 1012; 13 U.S.C. 3729, 3802, 24 C.F.R. Parts 25, 28 and 30, and 2 C.F.R. Parts 180 and 2424.

9. **Electronic Documents.** Acceptance of this Commitment includes the Lender's agreement to provide, within five (5) business days after closing, a CD or USB flash drive containing electronic copies of the fully executed and otherwise collected closing documents. The CD or USB flash drive should be submitted to the assigned HUD closing coordinator and the HUD closing attorney.

UNIFORM CONDITIONS - SECURITY

10. **Form of the Note and Security Instrument.** The Note and Security Instrument to be insured shall be in the form prescribed by HUD for use in connection with loans insured under the NHA in the locality in which the property is situated.
11. **First Lien Security Interest.** The Borrower and Lender, as applicable, shall provide a security agreement, UCC financing statements, and such other documents as required under State law, granting Lender and HUD a perfected first lien security interest in the UCC Collateral (as that term is defined in the Security Instrument, form HUD-94000M) for the duration of the insured Note and Security Instrument (subject only to liens for taxes and assessments that are not delinquent).
12. **Title Policy.** Prior to Initial/Final Endorsement, the Borrower shall present to HUD an ALTA Loan title policy and title policy endorsements in conformity with the FHA Closing Guide in effect on the date of this Commitment which shows title to the property (or, if approved by HUD, a leasehold estate therein) vested in the Borrower free of all exceptions to title (either junior or prior to said Security Instrument except said Security Instrument and such other exceptions to title as are specifically determined to be acceptable by HUD) on the date of Initial/Final Endorsement. Said title policy shall (i) by its terms inure to the benefit of the Lender and/or the U.S. Department of Housing and Urban Development, as their interests may appear.
13. **Survey.** If required by HUD prior to Initial/Final Endorsement, and again prior to Final Endorsement, the Borrower shall present to HUD an ALTA/NSPS Survey of the Project and Surveyor's Report dated within 120 days of the closing, in form and substance satisfactory to HUD.

- 14. Principal & Interest Payments.** Upon Initial/Final Endorsement, the Lender shall pay to HUD, in advance, the “Mortgage Insurance Premium Initial Payment,” which is calculated by multiplying the “Mortgage Insurance Premium Percentage Rate (MIP Rate)” by the principal amount of the Loan. The effective MIP rate is published annually in the Federal Register. The Lender shall continue to make mortgage insurance premium payments thereafter as required by the aforesaid Regulations.
- 15. Secondary Financing.** All financing arrangements (other than the Note and Security Instrument and any other note and security instrument insured by HUD), including repayment obligations and other secondary financing, and occupancy restrictions, must be fully disclosed to and approved in writing by HUD prior to the date of this Commitment, and must comply with HUD’s legal and administrative secondary financing requirements applicable to loans insured under the Section of the NHA applicable to the Note and Security Instrument, and must also comply with all HUD closing forms for subordinate financing and use restrictions, as applicable.
- 16. Changes in Tax Credit Allocation or Other Governmental Assistance.** Pursuant to Form HUD-2880 (OMB control number 2510-0011), this Commitment is based on Borrower certifications regarding the absence or use of Tax Credits or Other Government Assistance. Any change to the Borrower’s financial position relating to Tax Credits or Other Government Assistance must be reflected in an updated Form HUD-2880. HUD reserves the right to unilaterally alter any and all of its underwriting determinations, and/or revise the terms of this Commitment or Regulatory Agreement in accordance with the change in Tax Credit Allocation or Other Governmental Assistance.

UNIFORM CONDITIONS - AUTHORITY & OWNERSHIP

- 17. Borrower Authority.** The Borrower must possess the powers necessary for meeting all the requirements of HUD for insurance of the Note and Security Instrument. Prior to Initial/Final Endorsement, there shall be delivered to HUD and the Lender (a) copies of ownership entity documentation that complies with applicable requirements of HUD, including a copy of the instrument under which the Borrower entity is created, together with copies of all instruments or agreements necessary under the laws of the applicable jurisdiction to authorize execution of the other closing documents, and (b) a Regulatory Agreement in the form prescribed by HUD for use in connection with loans insured under the NHA (the “Regulatory Agreement”).
- 18. Section 50 Signatory.** Section 50 of the Regulatory Agreement shall apply to the individuals or entities identified above as “Section 50 Signatories.” It is a condition of this Commitment that none of the Section 50 Signatories may withdraw or be substituted without HUD’s prior written approval. The continued involvement of the Section 50 Signatories shall be clearly documented as appropriate in the relevant organizational documents.
- 19. Changes in Ownership/Financial Support.** HUD has materially relied on the representations made in the firm commitment application as to the identity of all ownership

entities and Project Principals, and individuals related to the transaction. It is a condition of this Commitment that any change to such ownership entities, including principals thereof, requires a written request to HUD for written approval of the change. All changes to the ownership entity, and principals thereof, shall be subject to HUD's credit review and previous participation clearance prior to Initial/Final Endorsement, as applicable. Additionally, the withdrawal of any individual/firm relied on for financial capacity prior to Initial/Final Endorsement requires prior approval by HUD.

20. **Previous Participation (2530) Review.** Any individuals and entities in control of the Project are subject to a previous participation review as set forth in 24 C.F.R. part 200, subpart H (as may be amended from time to time) and other Program Obligations ("**Previous Participation**").

Any individual or entity who is subject to the Previous Participation regulations but who has not already received Previous Participation approval or who may later become involved with the Project, is subject to said Previous Participation review, mortgage credit review, and Office of Foreign Assets Control (OFAC)/Terrorism checks and verifications as required by the U.S. Patriot Act, prior to Initial/Final Endorsement.

A closing date shall not be set until appropriate clearance and HUD approval is obtained for all participants. Previous Participation Certifications may be submitted to HUD electronically via the Active Partners Performance System (APPS) or via paper form HUD-2530 (OMB control number 2502-0118). For those principals who opt to file a paper form HUD-2530, these participants must register at Business Partner Registration HUD Multifamily and create a baseline in APPS prior to closing. To register, and for more information, please visit:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/apps/appsmfhm.

21. **Assignment & Transfer.** Attention is directed to the Regulations covering the assignment or the transfer of the insured Note and Security Instrument, in whole or in part, and the transfer of the rights, privileges, and obligations under the contract of mortgage insurance.

UNIFORM CONDITIONS - PROJECT

22. **Property Insurance Coverage.** Prior to issuance of the Permission to Occupy or prior to Endorsement as applicable, the Borrower must provide evidence of all required insurance in conformance with Program Obligations. Property insurance, including fire and other property insurance as required by the Security Instrument, shall be in full force and effect and coverage must equal the minimum "**Property Insurance Coverage Amount,**" which is the lesser of 80% of "**Estimated Replacement Cost Value**" or the balance of the insured mortgage with a deductible that equals the "**Required Property Insurance Deductible Amount.**" Upon Endorsement, the Borrower must be current with respect to all payments required by the Note and Security Instrument, including all deposits required to be made with the Lender for mortgage insurance premiums, fire and other property insurance premiums, ground rents, water rates, taxes and other assessments.

23. **Flood Insurance.** If the property is located in an area of special flood hazards in which flood insurance is available under the National Flood Insurance Act, evidence of flood insurance is required prior to Initial/Final Endorsement.
24. **Reserve for Replacement.** The Regulatory Agreement shall provide, among other things, for the establishment of a reserve fund for replacements (the “**Reserve Fund for Replacements**”) under the control of the Lender by payment of the “**Annual Reserve Fund for Replacement Amount,**” to be accumulated monthly at the “**Monthly Reserve Fund for Replacement Payment Rate,**” commencing on the date of the first payment to principal as established in the Note and Security Instrument, unless a later date is agreed upon by HUD. In addition to the Annual Reserve Fund for Replacement Amount, there shall be an initial deposit in the amount of not less than the “**Initial Reserve for Replacement Deposit Amount**” made to the Reserve Fund for Replacements by the Borrower at the time of Initial/Final Endorsement. If applicable, attached hereto as **Exhibit D**, is the Reserve for Replacement Funding Schedule which supports the per annum and initial deposits to the Reserve for Replacements. The Annual Reserve Fund for Replacement Amount shall be subject to change in accordance with Program Obligations.
25. **Capital Needs Assessment.** In connection with the Reserve Fund for Replacements, the Lender shall obtain a new Capital Needs Assessment (“**CNA**”) for HUD to evaluate on or before the ten (10) year anniversary date of the latest CNA. A new CNA will be provided every ten (10) years thereafter. The cost of each such CNA report may be paid from the Reserve Fund for Replacements.

II. PROGRAM CONDITIONS

(Section 223(f))

1. **Note.** The Note shall bear interest at the rate of the “**Permanent Interest Rate**” payable on the first day of each month on the outstanding balance of principal. The first repayment of principal (commencement of amortization) shall be due not later than the first day of the second month following the date of Initial/Final Endorsement. The Note shall be payable on a level annuity basis in the amount identified above as the “**Principal and Interest Payment Amount**” for the number of months identified above as the “**Amortization Period.**” The maturity and final payment date shall be on the “**Maturity Date,**” which shall be the first day of the final month in the Amortization Period.

NOTE: Any change in the interest rate may require reprocessing of the insurance application and amendment of this Commitment prior to Endorsement.

2. **Transfer of Escrows.** At Endorsement, funds held in Lender escrow accounts, including those for taxes and insurance, shall be transferred to the new Lender, to the extent necessary to fund escrows required by the Security Instrument.
3. **Request for Endorsement of Credit Instrument.** Prior to Endorsement, the Lender must provide the *Request for Endorsement of Credit Instrument Certificate of Lender, Borrower*


and General Contractor (HUD-92455M) (OMB control number 2502-0598) certifying to the priority of the Security Instrument and other matters set forth therein. The Certificate shall itemize the charges made by the Lender in connection with the transaction and shall evidence the collection, by the Lender or its nominee, from the Borrower of funds to be applied to funding requirements listed in Exhibit B, Additional Conditions, if applicable.

4. **No Unpaid Obligations.** The Borrower shall also furnish satisfactory proof that there exist no unpaid obligations contracted in connection with the Loan transaction, the purchase of the Project or refinancing of existing indebtedness, or the completion of any repairs, except such obligations as may be approved by HUD.
5. **Outstanding Debt.** The Lender shall provide an aged schedule of Account Payables. Prior to Endorsement, the Borrower must provide a certification that all past due accounts payables and outstanding liabilities for project operating expenses have been cleared, released, and/or otherwise fully satisfied, per MAP Guide, Chapter 8.
6. **Inspection Fee.** Upon Endorsement, the Lender shall also pay to HUD an inspection fee equal to the “**Inspection Fee Amount**” set forth above.
7. **Examination Fee.** Prior to Endorsement, the Lender shall also pay to HUD an exam fee equal to the “**Exam Fee Amount**” set forth above.
8. **Initial Service Charge.** The Borrower shall not be required to pay the Lender an initial service charge in excess of two percent (2%) of the original amount of the Security Instrument.
9. **Assurance of Permanent Financing.** Prior to endorsement, the Lender must provide HUD with a commitment for a permanent loan or other firm written assurance demonstrating that permanent financing will be available at the rate shown in the firm commitment application. The form of assurance must address, but is not limited to the: (1) source of financing; (2) term; (3) interest rate; (4) extension provisions; (5) dates for delivery of the permanent mortgage; and (6) any conditions that are, will be part of, or will impact on the permanent financing arrangements.
10. **Utility Access.** Evidence satisfactory to HUD shall be submitted prior to Endorsement showing that adequate sewer, water, gas and electrical facilities (as applicable) have been or will timely be fully installed. All off-site facilities or utilities required in connection with the repairs shall be included in such evidence.
11. **Rent Roll.** The Borrower must submit a certified rent roll, dated within thirty (30) days of closing, detailing the occupancy level at the Project. If HUD determines the updated rent roll shows a significant change in occupancy from that which was assumed in underwriting, this Commitment shall be of no force and effect and will be canceled by HUD.

12. **Management Agent.** The Project Owner's/Management Agent's Certification must be approved prior to scheduling Initial/Final Endorsement.
13. **Meeting with Account Executive.** The Borrower and, if applicable, the Management Agent shall schedule a meeting with the Asset Management Account Executive to discuss items relative to operations. Please contact the Closing Coordinator in order to connect with the appropriate Account Executive.
14. **Short Form Cost Certification.** The Lender must submit a complete modified form of cost certification (HUD Form 2205-A, *Borrower's Certificate of Actual Cost*)(OMB control number 2502-0044) ("Short Form Cost Certification") for review fifteen (15) days prior to Initial/Final Endorsement, unless the Loan is equal to or less than eighty percent (80%) of value of the Project.

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
acting by and through the **Secretary:**

By: 
Susan Meyers
Acting, Underwriting Branch Chief
U.S. Dept. of Housing & Urban
Development
Multifamily Southwest Region


Date: 3/26/2019

This Commitment, including the Exhibit B conditions, is hereby accepted by the undersigned, and we hereby agree to be bound by the terms hereof. Each signatory below hereby certifies such signatory's statements and representations contained in this Commitment and all supporting documentation provided by such signatory are true, accurate, and complete. This Commitment has been made, presented, and delivered for the purpose of influencing an official action of HUD in insuring the Loan, and may be relied upon by HUD as a true statement of the facts contained therein.

BORROWER:

[Borrower Name]


Date: _____

By: 
Name: T. Justin MacDonald
Title: Manager

LENDER:

[Lender Name]

Date: 3/28/2019

By: 
Name: Gary Amey, Jr.
Title: Chief FHA Underwriter

Attached Exhibits

(Attached)

Exhibit #	Description of Exhibit	Yes	No
Exhibit A	Legal Description		
Exhibit B	Additional Conditions		
Exhibit C	R for R Funding Schedule		
Exhibit D	Critical and Non-Critical Repairs		

Exhibit A: Legal Description - Villas of Brownwood

The land referred to in this policy is described as follows:

**LOT 1, BLOCK A, VILLAS OF BROWNWOOD A SUBDIVISION IN BROWN COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 5, PAGE 71-72,
BROWN COUNTY PLAT RECORDS.**

**COMMITMENT for Insurance Upon Completion
Pursuant to Section 223(f)**

**OFFICE OF HOUSING
Multifamily Production**

**U.S. Department of Housing
and Urban Development**

**EXHIBIT B: ADDITIONAL CONDITIONS
Section 223(f)**

223(f) Critical and Non-Critical Repairs. The provisions of this paragraph shall apply to any critical repairs required by this Commitment to be completed and inspected prior to Endorsement and to any non-critical repairs required by this Commitment to be completed after Endorsement. All repairs are listed in the Critical and Non-Critical Repairs List, as applicable, attached hereto as Exhibit C and must meet the specific requirements contained in Chapters 5 and 6 of HUD's Minimum Property Standards (MPS) Handbook 4910.1 and Chapter 5 of the MAP Guide. HUD encourages Borrowers to utilize energy saving devices and methods when making repairs.

(a) Critical Repairs. There are not any critical repairs for Villas of Brownwood.

(b) Non-Critical Repairs.

Non-Critical Repairs. Non-critical repairs must begin promptly following Endorsement and must be completed within twelve (12) months of Endorsement. HUD estimates that these repairs will cost the amount identified above as the Non-Critical Repair Costs. An escrow of 300% of the Non-Critical Repair Costs withheld in cash from mortgage proceeds must be funded prior to Endorsement. If tax credit equity will be used to fund all or a portion of the repair costs, the tax credit equity must be deposited into the escrow at the time specified in the repair escrow agreement and the disbursement agreement.

During the course of such repairs, HUD and its representatives shall at all times have access to the Project and the right to inspect the progress of the repairs. In addition, if required by HUD, the Borrower will furnish at the Project site all necessary facilities for the use of HUD's inspector. The inspection of the repairs by a representative or representatives of HUD shall be for the benefit and protection of HUD.

For 223(f) Agreement and Certification and Repair Contracts. Prior to the execution of any repair contracts relative to the subject Project, the Borrower, Lender, and General Contractor (if any), shall execute the Agreement and Certification (Form Number HUD-93305M), and HUD and the Borrower shall be bound thereby with respect any subsequent contracts or subcontracts. The Commitment amount herein above is subject to appropriate reduction in accordance with the terms of the Agreement and Certification.

Land Use Restriction Agreement (LURA).

The Land Use Restriction Agreement (LURA) will be subordinated to HUD's Regulatory Agreement for the FHA insured mortgage in accordance with Appendix 5.3 of the Closing Guide (Revised February 2015). 4. The affordability period of the LURA must extend a minimum 15 years beyond the projected closing date. Rent and income restrictions must be imposed, monitored and enforced by a governmental agency, San Antonio Housing Authority for at least 15 years after Final Endorsement.

Survey. The As-Built Survey and Surveyor's Report (HUD-2457) must be updated prior to Initial/Final Endorsement and dated within 120 days of closing.

PCNA. Project must obtain a new PCNA every 10 years, with the reserves for replacement deposit adjusted based on the results of the new PCNA. If HUD and/or the lender determine that the Subject needs to increase the annual deposit to replacement reserves, then the borrower will oblige.

Section 50 of the Regulatory Agreement.

377 Villas of Brownwood Apartments, L.P. will sign Section 50 of the Regulatory Agreement in its corporate capacity as Mortgagor, and Mr. T. Justin MacDonald will sign Section 50 of the Regulatory Agreement in both his personal capacity and as Manager of the General Partner of the Mortgagor.

Fidelity Bond Insurance.

Fidelity Bond Insurance in accordance with MAP Guide and Asset Management Guidance will be in place prior to closing.

Ownership.

The proposed Mortgagor, 377 Villas of Brownwood Apartments, L.P., currently owns Phase I of the project and Villas of Brownwood Apartments II, L.P. currently owns Phase II of the Subject project. Prior to closing, 377 Villas of Brownwood Apartments, L.P. will subsume the ownership interests of Villas of Brownwood Apartments II, L.P. In turn, the project will be wholly owned by the proposed Mortgagor, 377 Villas of Brownwood Apartments, L.P.

Cash Out.

The property is authorized for cash out in the amount of **\$923,854.**

Villas of Brownwood Exhibit C: R4R Funding Schedule

Description	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07	Year 08	Year 09	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Calendar Year	2019.	2020.	2021.	2022.	2023.	2024.	2025.	2026.	2027.	2028.	2029.	2030.	2031.	2032.	2033.	2034.	2035.	2036.	2037.	2038.
Beginning Balance	123200.	149396.	175973.	151606.	154587.	164885.	132502.	119177.	86154.	79493.	66651.	-40114.	-139685.	-252832.	-273423.	-328573.	-366143.	-397505.	-453187.	-485798.
Interest Income	2464.	2987.	3519.	3032.	3091.	3297.	2650.	2383.	1723.	1589.	1333.	0.	0.	0.	0.	0.	0.	0.	0.	0.
Annual Deposit	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.	30800.
Uninflated Needs (Withdrawal)	7068.	7068.	56960.	29648.	22448.	62628.	43628.	61140.	35828.	40948.	124498.	115698.	126480.	44708.	74033.	58308.	52488.	72300.	52488.	42628.
Inflated Needs (Withdrawal)	7068.	7210.	58686.	30851.	23593.	66480.	46775.	66206.	39184.	45232.	138898.	130371.	143946.	51390.	85950.	68370.	62161.	86482.	63411.	52014.
Ending Balance	149396.	175973.	151606.	154587.	164885.	132502.	119177.	86154.	79493.	66651.	-40114.	-139685.	-252832.	-273423.	-328573.	-366143.	-397505.	-453187.	-485798.	-507013.
Required Minimum Balance	56549.	57115.	57686.	58263.	58845.	59434.	60028.	60628.	61235.	61847.	62466.	63090.	63721.	64358.	65002.	65652.	66309.	66972.	67641.	68318.
Interest Rate on Balance%	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
Inflation Rate on Deposit%	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
Inflation Rate on Capital Needs%	0.	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
RFRR Deposit / Unit / Year	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.	275.
Inflated Needs / Unit / Year	63.	64.	523.	275.	210.	593.	417.	591.	349.	403.	1240.	1164.	1285.	458.	767.	610.	555.	772.	566.	464.

Multifamily Summary Appraisal Report

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commission

OMB Approval No 2502-0029
(exp 9/30/2016)

This form is in compliance with the requirements of the Uniform Standards of Professional Appraisal Practice for written reports, except where the Jurisdictional Exception is invoked to allow for minor deviations, as noted throughout.
Additional technical direction is contained in the HUD Handbooks referenced in the lower right corner.

Application Processing Stage	<input type="checkbox"/> SAMA	<input type="checkbox"/> Feasibility (Rehab)	<input checked="" type="checkbox"/> Firm
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	

Project Name Villas of Brownwood	Project Number 113-11363
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Purpose. This appraisal evaluates the subject property as security for a long-term insured mortgage. Included in the appraisal (consultation for Section 221) are the analyses of market need, location, earning capacity, expenses, taxes, and warranted cost of the property.
Scope. The Appraiser has developed, and hereunder reports, conclusions with respect to: feasibility; suitability of improvements; extent, quality, and duration of earning capacity; the value of real estate proposed or existing as security for a long-term mortgage; and several other factors which have a bearing on the economic soundness of the subject property.

A. Location and Description of Property						
1. Street Nos 4235	2. Street Highway 377 S		3. Municipality Brownwood			
4a. Census Tract No. 108.08	4b. Placement Code	4c. Legal Description (Optional)	5. County Brown	6. State and Zip Code TX 76801		
7. Type of Project <input type="checkbox"/> Elevator(s) 0 <input type="checkbox"/> Detached	<input type="checkbox"/> Highrise <input checked="" type="checkbox"/> Walkup <input checked="" type="checkbox"/> Semi-detached	<input type="checkbox"/> 2 - 5 sty. Elev. <input type="checkbox"/> Row House <input type="checkbox"/> Town House	8. No. Stories 1 and 2	9a. Foundation <input checked="" type="checkbox"/> Slab on Grade <input type="checkbox"/> Partial Basement	9b. Basement Floor <input type="checkbox"/> Full Basement <input type="checkbox"/> Crawl Space <input checked="" type="checkbox"/> Structural Slab <input checked="" type="checkbox"/> Slab on Grade	
10. <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Existing	11. Number of Units Revenue 112 Non-Revenue 0		12. No of 16	13a. List Accessory Bldgs. and Area Clubhouse Laundry Facilities		

13b. List Recreational Facilities and Area
**Swimming Pool
Fitness Center**

13c. Neighborhood Description			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural
Built Up	<input type="checkbox"/> Fully Developed	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> Under 25%
Growth Rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply
Rent Controls	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Likely
Present Land Use	<input checked="" type="checkbox"/> 70% 1-Family	<input type="checkbox"/> 2 to 4 Family	<input type="checkbox"/> % Condo/Coop
	<input checked="" type="checkbox"/> 5% Multifamily	<input type="checkbox"/> % Industrial	
	<input checked="" type="checkbox"/> 20% Commer.		
	<input checked="" type="checkbox"/> 5% Vacant		
Change in Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	<input type="checkbox"/> Taking Place
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> 5% Vacant

Description of Neighborhood. (Note: Race and racial composition of the neighborhood are not appraisal factors.) Describe the boundaries of the neighborhood and those factors, favorable or unfavorable, that affect marketability, including neighborhood stability, appeal, property conditions, vacancies, rent control, etc.
See the attached appraisal report for a complete description of the region and market area impacting the value and marketability of the subject property.

Site Information	
14. Dimensions 497,891 sq. ft. or 11.43 Acres	15a. Zoning (if recently changed, submit evidence) C-1
15b. Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Illegal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> No zoning
15c. Highest and Best Use as Improved	<input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Proposed Use <input type="checkbox"/> Other use (explain)
15d. Intended M/F Use (summarize e.g., Market Rent: Hi - Med. - Lo-End, Rent Subsidized, Rent Restricted with or without Subsidy. Applicable Percentages) The subject's current use is as mixed-rate rental apartment buildings.	

Building Information							
16a. Yr. Built 2009, 2014	16b. <input type="checkbox"/> Manufactured Housing <input type="checkbox"/> Modules	<input checked="" type="checkbox"/> Conventionally Built <input type="checkbox"/> Components	17a. Structural System Wood	17b. Floor System Slab on Grade	17c. Exterior Finish Stone and Hardwood	18. Heating-A/C System Split System Split System	

B. Additional Information Concerning Land or Property

19. Date Acquired 8/28/2007	20. Purchase Price \$0	21. Additional Costs Paid or Accrued \$0	22. If Leasehold Annual Ground Rent N/A	23a Total Cost \$0	23b Outstanding Balance \$3,591,635
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24a Relationship (Business, Personal, or Other) Between Seller and Buyer: **Business**

24b Has the Subject Property been sold in the past 3 years? Yes No If "Yes," explain:

25 Utilities	Public	Community	Distance from Site	26 Unusual Site Features
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	at site ft.	<input type="checkbox"/> Cuts <input type="checkbox"/> Fills <input type="checkbox"/> Rock Formations <input type="checkbox"/> Erosion <input type="checkbox"/> Poor Drainage <input checked="" type="checkbox"/> None
Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	at site ft.	<input type="checkbox"/> High Water Table <input type="checkbox"/> Retaining Walls <input type="checkbox"/> Off-Site Improvements
<input type="checkbox"/> Other (Specify)				

C. Estimate of Income (Attach forms HUD-92273, 92264-T, as applicable)

27. No. of Each Family Type Unit	Rentable Living Area (Sq. Ft.)	Composition of Units			Unit Rent per Mo. (\$)	Total Monthly Rent for Unit Type (\$)	
(a)	2	730	1 bed	30% AMI	1 bath	\$220	\$ 440
(b)	2	730	1 bed	50% AMI	1 bath	\$428	\$ 855
(c)	8	736	1 bed	30% AMI	1 bath	\$260	\$ 2,080
(d)	7	736	1 bed	60% AMI	1 bath	\$576	\$ 4,034
(e)	1	736	1 bed	MRKT	1 bath	\$635	\$ 635
(f)	31	970	2 bed	MRKT	2 bath	\$682	\$ 21,132
(g)	4	970	2 bed	60% AMI	2 bath	\$503	\$ 2,011
(h)	1	970	2 bed	MRKT	2 bath	\$825	\$ 825
(i)	3	1,044	2 bed	60% AMI	2 bath	\$616	\$ 1,848
(j)	1	1,044	2 bed	80% AMI	2 bath	\$616	\$ 616
(k)	12	1,044	2 bed	MRKT	2 bath	\$875	\$ 10,505
(l)	23	1,140	3 bed	MRKT	2 bath	\$786	\$ 18,073
(m)	1	1,140	3 bed	MRKT	2 bath	\$925	\$ 925
(n)	8	1,199	3 bed	MRKT	2 bath	\$1,000	\$ 8,000
(o)	6	1,199	3 bed	60% AMI	2 bath	\$819	\$ 4,914
(p)	2	1,199	3 bed	80% AMI	2 bath	\$885	\$ 1,770
(q)							
(r)							

28. Total Estimated Rentals for All Family Units **\$ 78,663**

29. Number of Parking Spaces	Offstreet Parking and Other Non-Commercial Ancillary Income (Not Included in Unit Rent)			
<input type="checkbox"/> Attended 0	Laundry	112	@ \$ 0.00	per month = \$ 0
<input checked="" type="checkbox"/> Self Park 272	Parking	112	@ \$ 0.00	per month = \$ 0
	Utility Reimbursements	112	@ \$ 0.00	per month = \$ 0
	Misc. Income	112	@ \$ 19.21	per month = \$ 2,151
Total Spaces 272	Total Monthly Ancillary Income			\$ 2,151

30 Commercial Income (Attach Documentation)

Area-Ground Level **0** sq. ft. @ \$ **0.00** per sq. ft./month = \$ **0**

Other Levels **0** sq. ft. @ \$ **0.00** per sq. ft./month = \$ **0**

Total Monthly Commercial Income \$ -

31. Total Estimated Monthly Gross Income at 100 Percent Occupancy **\$ 80,815**

32. Total Annual Rent (Item 31 x 12 months) **\$ 969,777**

33 Gross Floor Area 115,521 Sq. Ft.	34 Net Rentable Residential Area 112,864 Sq. Ft.	35 Net Rentable Commercial Area 0 Sq. Ft.
---	--	---

36 Non-Revenue Producing Space	Type of Employee	No. Rms.	Composition of Unit	Location of Unit in Project

36a Personal Benefit Expense (PBE) (May produce additional revenue and expenses to be considered above and below)

Tenant Employee-Paid Utilities Type(s) _____ Monthly Cost _____

Landlord Employer-Paid Utilities Type(s) _____ Monthly Cost _____

D. Amenities and Services Included in Rent (Check and circle appropriate items; fill-in number where indicated)

37a. Unit Amenities

<input checked="" type="checkbox"/> Ranges (Elec.)	<input checked="" type="checkbox"/> Disposal/Compactor
<input checked="" type="checkbox"/> Refrig.	<input checked="" type="checkbox"/> Air Conditioning (central)
<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Dishwasher
<input checked="" type="checkbox"/> Carpet	<input checked="" type="checkbox"/> Window treatmt. (blinds)
<input checked="" type="checkbox"/> Balcony/Patio	<input type="checkbox"/> Fireplace(s) No. _____
<input checked="" type="checkbox"/> Laundry hookups (in units)	
<input type="checkbox"/> Upper level vaulted ceiling/Skylight(s) No. <u>0</u>	
<input type="checkbox"/> Wash/Dryer (in units)	<input type="checkbox"/> Security System(s) (Describe)
<input type="checkbox"/> Other (Specify):	

37b. Project Amenities

<input type="checkbox"/> Guest room(s) No. _____	<input type="checkbox"/> Community room(s) No. _____
<input type="checkbox"/> Sauna/Steam room No. _____	<input checked="" type="checkbox"/> Swimming Pool(s) No. <u>1</u>
<input checked="" type="checkbox"/> Exercise room(s) No. <u>1</u>	<input type="checkbox"/> Racquetballcourt(s) No. _____
<input type="checkbox"/> Tennis Court(s) No. _____	<input type="checkbox"/> Picnic/Play area(s) No. _____
<input checked="" type="checkbox"/> Laundry Facilities (coin)	
<input type="checkbox"/> Project Security System(s) (Describe)	
<input type="checkbox"/> Jacuzzis/Community Whirlpool(s) No. _____	
<input type="checkbox"/> Other (specify)	

37c. Unit Rating

	Good	Aver.	Fair	Poor
Condition of Improvement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Room Sizes and Layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Closets and Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Equip., Cabinets, Workspace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing - Adequacy and Condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical - Adequacy and Condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soundproofing - Adequacy and Condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation - Adequacy and Condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Livability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal and Marketability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Good	Aver.	Fair	Poor
Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amenities & Rec. Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Density (units per acre)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Mix	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of Construction (matl. & finish)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soundproofing - Vertical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soundproofing - Horizontal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

38. Services

Gas:	<input type="checkbox"/> Heat	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Cooking	<input type="checkbox"/> Air Conditioning
Elec:	<input type="checkbox"/> Heat	<input checked="" type="checkbox"/> Hot Water	<input type="checkbox"/> Cooking	<input type="checkbox"/> Air Conditioning
Other:	<input type="checkbox"/> Heat	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Water	<input checked="" type="checkbox"/> Other (specify): Trash Removal, Sewer

39. Special Assessments

a. <input type="checkbox"/> Prepayable	<input type="checkbox"/> Non-Prepayable
b. Principal Balance	<u>N/A</u>
c. Annual Payment	_____
d. Remaining Term	_____ Years

E. Estimate of Annual Expense

Administrative

1. Advertising	\$ 1,881	
2. Management	\$ 45,095	
3. Other	\$ 55,793	
4. Total Administrative		\$ 102,769

Operating

5. Elevator Main. Exp.	\$ -	
6. Fuel/Cable TV/Internet	\$ -	
7. Lighting & Misc. Power	\$ 18,224	
8. Water	\$ 88,082	
9. Gas	\$ -	
10. Garbage & Trash Removal	\$ 24,207	
11. Payroll	\$ 103,959	
12. Other	\$ -	
13. Total Operating		\$ 234,472

Maintenance

14. Decorating (in repairs)	\$ 13,034	
15. Repairs	\$ 29,196	
16. Exterminating (in repairs)	\$ 9,732	
17. Insurance	\$ 29,003	
18. Ground Expense (in repairs)	\$ 22,141	
19. Other (in repairs)	\$ -	
20. Total Maintenance		\$ 103,106
21. Rplcmnt Reserve (0.006 x total structures Line G41) or (0.004 x MTG. for Rehab)		\$ 30,800
22. Total Operating Expense		\$ 471,146.63

Taxes

23. Real Estate: Est. Assessed Value	\$ -	
at \$ <u>0.00</u> per \$1000		\$ 74,035
24. Personal Prop. Est. Assessed Value	\$ -	
at \$ <u>0.00</u> per \$1000		\$ -
25. Empl. Payroll Tax		\$ 7,512
26. Other		\$ 21,562
27. Other		\$ -
28. Total Taxes		\$ 103,109
29. Total Expenses (Attach form HUD-92274, as necessary)		\$ 574,256

F. Income Computations

30a. Estimated Residential Project Income (Line C28 x 12)	\$ <u>943,961</u>
b. Estimated Ancillary Project Income (Line C29 x 12)	\$ <u>25,816</u>
c. Residential and Ancillary Occupancy Percentage *	<u>93.00%</u>
d. Effective Gross Residential and Ancillary Income (Line 30c. x (Line 30a. plus Line 30b.))	\$ <u>901,893</u>
e. Total Residential and Ancillary Project Expenses (Line E29)	\$ <u>574,256</u>
31. Net Residential and Ancillary Income to Project (Line 30d. minus Line 30e.)	\$ <u>327,637</u>
32a. Estimated Commercial Income (Line C30 x 12)	\$ <u>0</u>
b. Commercial Occupancy * (90% Maximum) (See instructions)	<u>N/A</u>

c. Effective Gross Commercial Income (Line 32a. x Line 32b.)	\$ <u>N/A</u>
d. Total Commercial Project Expenses (From Attached Analysis)	\$ <u>0</u>
33 Net Commercial Income to Project (Line 32c. minus Line 32d.)	\$ <u>0</u>
34 Total Project Net Income (Line 31 plus Line 33)	\$ <u>327,637</u>
35a. Residential and Ancillary Project Expense Ratio (Line E29 divided by Line 30d.)	<u>63.7%</u>
35b. Commercial Expense Ratio (Line 32d. divided by 32c.)	<u>0.00%</u>

* Vacancy and collection loss rates and corresponding residential and commercial occupancy percentages are analyzed through market data, but subject by Jurisdictional Exception to overall HUD underwriting mandates.

G. Estimated Replacement Cost

36a. Unusual Land Improvements	\$ <u>0</u>
b. Other Land Improvements	\$ <u>0</u>
c. Total Land Improvements	\$ <u>0</u>

Structures

37. Main Buildings	\$ <u>26,415</u>
38. Accessory Buildings	\$ <u>0</u>
39. Garages	\$ <u>0</u>
40. All other Buildings	\$ <u>0</u>
41. Total Structures	\$ <u>26,415</u>
42. General Requirements	\$ <u>0</u>

Fees

43. Bldg's Gen. Overhead at 0.00% % =	\$ -
44. Builder's Profit at 0.00% % =	\$ -
45. Arch. Fee-Design at 0.00% % =	\$ -
46. Arch. Fee-Supvr. at 0.00% % =	\$ -
47. Bond Premium	\$ -
48. Other Fees	\$ <u>123,200</u>
49. Total Fees	\$ <u>123,200</u>
50. Total All Improvements (Lines 36c. plus 41 plus 42 plus 49)	\$ <u>149,615</u>
51. Cost Per Gross Sq. Ft.	\$ <u>1.30</u>
52. Estimated Construction Time (Months)	<u>0</u>

Note 1: Jurisdictional Exception: In HUD programs, land, and/or existing improvements are not valued for their "highest and best use," but instead, for their intended multifamily use (See Section J analysis below.) (Exception: Title II or VI Preservation). Offsite improvements are assumed completed in new construction land valuations (See Line M17 for estimated cost.) Unusual costs of site preparation are deducted from the "Value of the Site Fully Improved" to determine "Warranted Price of Land Fully Improved."

Carrying Charges & Financing

53. Interest	0	Mos. at	0.00%	%
		on	4,907,600	
54. Taxes	\$ -			
55. Insurance	\$ -			
56. FHA Mtg. Ins. Prem.	0.35%		\$ 17,177	
57. FHA Exam Fee	0.30%		\$ 14,723	
58. FHA. Inspec. Fee	0.03%		\$ 1,500	
59. Financing Fee	1.00%		\$ 49,076	
60. AMPO (N.P. only)			\$ -	
61. Permanent Placement	0.00%		\$ 22,500	
62. Title & Recording			\$ 15,000	
63. Total Carrying Charges & Financing				\$ <u>119,975</u>

Legal, Organization & Audit Fee

64. Legal	\$ <u>20,000</u>
65. Organizational	\$ <u>23,275</u>
66. Cost Certification Audit Fee	\$ -
67. Total Legal, Organization & Audit Fees (64+65+66)	\$ <u>43,275</u>
68. Builder and Sponsor Profit & Risk	\$ -
69. Consultant Fee (N.P. only)	\$ -
70. Supplemental Management Fund (DEPRECIATION)	\$ <u>0</u>
71. Contingency Reserve (Sec. 202 or Rehab only)	\$ -
72. Total Est. Development Cost (Excl. of Land or Off-site Cost) (50 plus 63 plus 67 thru 71)	\$ <u>312,865</u>
73a Warranted Price of Land J-14(3) (New Constr)	
0 sq. ft. @ \$ 0 per sq. ft.	\$ <u>1,000</u>
* see note 1	
73b As Is Property Value (Rehab only)	\$ <u>0</u>
* see note 2	
73c. Off-Site (if needed, Rehab only)	\$ <u>0</u>
* see note 1	
74. Total Estimated Replacement Cost of Project (72 plus 73a or 73b and 73c)	\$ <u>\$313,865</u>
	<u>\$310,000</u>

H. Remarks

(Note 2: For Rehab only: Estimated Value of land without Improvements \$ _____)
 Estimated Value of land and improvements "As Is" by Residual Method, i.e., After Rehabilitation Correlated Value minus line G72 Cost of Rehabilitation Improvements equals \$ _____; line G73b is the lesser of this residual amount, and the amount estimated by Supplemental form HUD-92264 "As Is".)

I. Estimate of Operating Deficit

Periods	Gross Income	Occup. %	Effective Gross	Expenses	Net Income	Debt Serv. Reqmt.	Deficit
() Mos							
() Mos							
3. Total Operating Deficit							

J. Project Site Analysis and Appraisal (See Chapter 2, Handbook 4465.1)

1. Is Location and Neighborhood acceptable? Yes No
2. Is Site adequate in Size for proposed Project? Yes No
3. Is Site Zoning permissible for intended use? Yes No
4. Are Utilities available now to serve the Site? Yes No
5. Is there a Market at this location for the Facility at the proposed Rents? Yes No
6. Site acceptable for type of Project proposed under Section 223(f). (If checked, acceptance subject to qualifications listed at bottom of page 6.)
7. Site not acceptable (see reasons listed at bottom of page 6.)

Date of Inspection **September 25, 2018** Note: The Effective Date of all land valuations is the date of inspection

8. Value Fully Improved	Location of Project 4235 Highway 377 S, Brownwood, TX, 76801	Size of Subject Site 497,891 Sq. Ft.			
Comparable Sales Address No. 1	Comparable Sales Address No. 2	Comparable Sales Address No. 3	Comparable Sales Address No. 4	Comparable Sales Address No. 5	
N Side of Baker Street, E of Rust Street	S Side of Autumn Sage, W of Rebecca Lane	701 Old Temple Road	Stillhouse Lake at Cedar Knob	N/A	
Date of Sale	September-17	May-17	July-16	December-15	January-00
Sales Price	\$630,000	\$218,780	\$1,306,800	\$921,200	\$0
Size (SF)	536,224	80,150	435,600	352,967	-
Price per SF	\$1.17	\$2.73	\$3.00	\$2.61	N/A
Size (Apt Units)	N/A	N/A	N/A	N/A	N/A
Price Per Unit (Acre)	N/A	N/A	N/A	N/A	\$0
Adjustments (%)					
Time	\$1.01	\$1.01	\$1.02	\$1.03	\$0.00
Location	\$1.00	\$1.00	\$0.80	\$0.90	\$0.00
Zoning	\$1.10	\$0.90	\$1.00	\$1.00	\$0.00
Plottage/Size	\$1.00	\$0.85	\$1.00	\$1.00	\$0.00
Demolition	\$1.00	\$1.00	\$1.00	\$1.00	\$0.00
Pilling, Etc	\$1.00	\$1.00	\$1.00	\$1.00	\$0.00
Other	\$1.10	\$1.00	\$1.00	\$1.00	\$0.00
Total Adjustment Factor	\$1.22	\$0.78	\$0.82	\$0.93	\$0.00
Adjusted Unit Price	\$1.44	\$2.12	\$2.45	\$2.41	\$0.00
Indicated Value by Comparison	\$715,366	\$1,054,743	\$1,221,713	\$1,202,551	\$0
9. Value of Site Fully Improved:					\$1,000,000
10.	Value "As is" No. 1	Value "As is" No. 2	Value "As is" No. 3		
Date of Sale	NOT APPLICABLE FOR THIS LOAN PROGRAM				
Sales Price					
Ft. / Acres					
Price per Sq. Ft.					
Adjustments (%)					
Time					
Location					
Zoning					
Plottage					
Demolition					
Pilling, Etc.					
Other					
Total Adjustment Factor					
Adjusted Sq. Ft. Price					
Indicated Value by Comparison					
11. Value of Site "As Is" by Comparison:					N/A

12. Acquisition Cost (Last Arms-Length Transaction)

Buyer	377 Villas of Brownwood Apartments, L.P.	Address	2951 Fall Creek Road
Seller	Streets Development, Ltd.	Address	0
Date	8/28/2007	Price	\$0

Source

13. Other Costs

(1) Legal Fees and Zoning Costs	\$	-
(2) Recording and Title Fees	\$	-
(3) Interest on Investment	\$	-
(4) Other	\$	-
(5) Acquisition Cost (From 12 above)	\$	-
(6) Total Cost to Sponsor	\$	-

14. Value of Land and Cost Certification

(1) Fair Market Value of land fully improved (from 9 above)	\$	1,000,000.00
(2) Deduct unusual items from Section G, item 36a	\$	-
(3) Warranted price of land fully improved (Replacement Cost items excluded) (enter G-73)		N/A
For Cost Certification Purposes		
(3a) Deduct cost of demolition \$0 and required off-sites \$0 to be paid by Mtgor. or by special assessments	\$	-
(4) Estimate of "As Is" by subtraction from improved value		
(5) Estimate of "As Is" by direct comparison with similar unimproved sites (from 11 above)		N/A
(6) "As Is" based on acquisition cost to sponsor (from 13 above)	\$	-
(7) Commissioner's estimated value of land "As Is" (the lesser of [4] or [5] above)*	\$	-

* Where land is purchased from LPA or other Governmental authority for specific reuse, use the least of 4, 5, or 6.

K. Income Approach to Value

(1) Estimated Remaining Economic Life		50 Years
(2) Capitalization Rate Determined By (See Chapter 7, Handbook 4465.1)		
<input checked="" type="checkbox"/> Overall Rate From Comparable Projects		
<input checked="" type="checkbox"/> Rate From Band of Investment		
<input type="checkbox"/> Cash Flow to Equity		
(3) Rate Selected		6.25%
(4) Net Income		\$396,732
(5) Capitalized Value (Line 4 divided by Line 3)	\$	8,510,000 (Rounded)
(6) Value of Leased Fee (See Chapter 3, Handbook 4465.1) Ground Rent \$0 divided by Cap. Rate 0.00% equals Value of Leased Fee	\$	-

Remarks: (See item 6 and 7 on page 5)

L. Comparison Approach to Value

7. The undersigned has recited three sales of properties most similar and proximate to the subject property and has described and analyzed these in this analysis. If there is a significant variation between the subject and comparable property reflecting the market reaction to those items or an explanation supported by the market data. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, if property. If a significant item in the comparable property is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject property. *[(1) equals the Sales Price divided

Item	Subject Property	Comparable Sale No. 1				Comparable Sale No. 2				Comparable Sale No. 3				Comparable Sale No. 4				Comparable Sale No. 5			
Address	Villas of Brownwood	Cameron Place 5014 Westway Drive				Stonehaven Apartments 1360 W County Line Road				Park Hill Apartments 1001 Leah Avenue				Ranch at Cibolo Creek 1681 River Road				Retreat at Central Te 2500 Market Place D			
Proximity to subject																					
Sales price																					
Sales Price	N/A	Unf.	Furn.	\$	17,000,000	Unf.	Furn.	\$	28,400,000	Unf.	Furn.	\$	18,450,000	Unf.	Furn.	\$	16,250,000	Unf.	Furn.	\$	25
Sales Price per GBA	N/A	\$104.15				\$146.54				\$134.90											
Gross Annual Rent		\$2,197,032				\$3,165,658				\$2,220,036				\$978,132				\$1,536,531			
EGI multiplier	N/A	7.74				8.97				8.31				10.17				9.90			
Number of Units	112	200				228				168				116				216			
Sales price per unit	N/A	\$85,000				\$124,561				\$109,821				\$140,086				\$118,519			
Sales price per room	N/A	N/A				N/A				N/A				N/A				N/A			
Data source	Inspection/ Rent Roll	Co Star, Deed, Win2Data, Broker				Co Star, Deed, Win2Data, Broker				Co Star, Deed, Win2Data, Broker				Co Star, Deed, Win2Data, Broker				Co Star, Deed, Win2Data, Broker			
Adjustments	Description	Description				Description				Description				Description				Description			
Sales or financing concessions		\$0				\$0				\$0				\$0				\$0			
Date of sale/time	9/25/2018	May-18				Aug-17				Jul-17				Jun-17				Jun-15			
Location	Average	Superior (\$4,250)				Superior (\$31,140)				Superior (\$21,964)				Superior (\$28,017)				Superior (\$5,401)			
Site/View	Average	Similar \$0				Similar \$0				Similar \$0				Similar \$0				Similar \$0			
Design and appeal	Average	Similar \$0				Similar \$0				Similar \$0				Similar \$0				Similar \$0			
Quality of Construction	Average	Similar \$0				Similar \$0				Similar \$0				Similar \$0				Similar \$0			
Year Built / Other	2009, 2014	2014 (\$1,063)				2007 \$623				2001 \$2,196				2013 (\$1,401)				2009			
Condition	Average	Similar \$0				Similar \$0				Similar \$0				Similar \$0				Similar \$0			
Gross Building Area	114,521	163,224				193,800				136,766				107,905				206,100			
Unit Breakdown	No. of Units 112	No. of Units 200				No. of Units 228				No. of Units 168				No. of Units 116				No. of Units 216			
Basement description	N/A	N/A \$0				N/A \$0				N/A \$0				N/A \$0				N/A \$0			
Functional utility	Average	Similar \$0				Similar \$0				Similar \$0				Similar \$0				Similar \$0			
Heating/cooling	Central	Central \$0				Central \$0				Central \$0				Central \$0				Central \$0			
Parking on/off site	On-site	Similar \$0				Similar \$0				Similar \$0				Similar \$0				Similar \$0			
Project amenities and fee (if applicable)	Class B Amenities	Superior (\$4,250)				Superior (\$12,456)				Superior (\$16,473)				Superior (\$3,502)				Superior (\$5,387)			
Other: Unit Size (SF)	1,008	816 \$8,080				850 \$9,747				814 \$10,551				814 (\$5,387)				930			
Net Adjustment (Total)		+ \$547 (\$547)				+ \$28,898 (\$28,898)				+ \$21,718 (\$21,718)				+ \$32,855 (\$32,855)				+ \$			
Adjusted sales price of comparables		\$84,453				\$95,664				\$88,103				\$107,231							
8 Indicated Value by Sales Comparison Approach		\$ 9,445,000.00																			

Reconciliation

Capitalization \$ 8,510,000.00 Summation \$310,000 Comparison \$ 9,445,000.00

9. The market value (or replacement cost) of the property, as of the effective date of the appraisal is

\$8,510,000 **se.

** Note: For Section 221 mortgage insurance application processing, acceptable risk analysis produces a supportable replacement cost estimate, and the estimate reflected here is the replacement cost new/summation approach result. In effect, such "appraisals" are in supportable cost limits. For Section 207 and 223 processing, all three approaches to value are included in the appraisal, but the subject property is appraised for its intended multifamily use, not necessarily its "highest and best use." The definition provided in USP Handbook 4465 1, paragraph 8-4, for qualifications.

Effective Dates: For new construction or substantial rehabilitation proposals, the effective date of the improvements component cost estimation is the Line G53 month estimate added to the report and certification date below. The land component is valued as of the insp appraisal is the same as the reporting date, but assumes (hypothetically) the completion of all required repairs/work write-up items.

Comments on (continue on separate page if necessary)

1 Sales comparison (including reconciliation of all indicators of value as to consistency and relative strength and evaluation of the typical investors/purchasers' motivation in that market).

2 Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within three years of the date of appraisal.

Notes:

Location and Age adjustments are factored into the "Other EGI/Unit/Mo" line item

M. To Be Completed by Construction Cost Analyst		Total Est. Cost of Off-Site Requirements	
Cost Not Attributable to Dwelling Use		16. Off-Site	Estimated Cost
10. Parking	\$ _____	_____	\$ _____
11. Garage	\$ _____	_____	\$ _____
12. Commercial	\$ _____	_____	\$ _____
13. Special Ext. Land Improvements	\$ _____	_____	\$ _____
14. Other	\$ _____	_____	\$ _____
15. Total	\$ _____	_____	\$ _____
	0	17. Total Off-Site Costs	\$ _____
	%		0

N. Signatures and Appraiser Certification			
Architectural Processor	Date	Architectural Reviewer	Date
Cost Processor	Date	Cost Reviewer	Date

I certify that to the best of my knowledge and belief:

- o the statements of fact contained in this report are true and correct.
- o the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased
- o I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- o my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- o my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice; HUD Handbook 4465.1, The Valuation Analysis Handbook for Project Mortgage Insurance; HUD Handbook 4480.1, Multifamily Underwriting Forms Catalog; and other applicable HUD handbooks and Notices.
- o I have made a personal inspection of the property that is the subject of this report.
- o no one provided significant professional assistance to the appraisers signing this report, except for the Architectural and Engineering, and Cost Estimation professionals signing above. These professionals' estimations of the subject property's dimensions and "hard" replacement costs have been relied upon by the Appraiser and Review Appraiser.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Appraiser Tim Brennan	Date 9/25/2018	Review Appraiser	Date
State Certification Number TX-1231906-G	State TX	State Certification Number	State

The Review Appraiser certifies that he/she Did Did not inspect the subject property

Chief, Housing Programs Branch <i>[Signature]</i>	Date 3/26/2019	Director, Housing Development <i>[Signature]</i>	Date 3/26/2019
Field Office Manager/Deputy	Date		

O. Remarks and Conclusions (continue on separate page if necessary. Appraisal reports must be kept for a minimum of five years.)

<i>[Signature]</i>	2/22/2019	<i>[Signature]</i>	2/22/2019
Gary Amey	Date	Matt Altebrando	Date
Chief FHA Underwriter		FHA Underwriter	
Critical Repairs	\$0	<i>[Signature]</i>	2/22/2019
Non-Critical Repairs	\$26,415	Jonathan Hurwitz	Date
Initial Deposit	\$123,200	Underwriter Trainee	
Annual Deposit	\$30,800		
	\$1,100 per unit		
	\$275 per unit		

Public Reporting Burden for this collection of information is estimated to average 114 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This information is being collected under Public Law 101-625 which requires the Department of to implement a system for mortgage insurance for mortgages insured under Sections 207, 221, 223, 232, or 241 of the National Housing Act. The information will be used by HUD to approve rents, property appraisals, and mortgage amounts, and to execute a firm commitment. Confidentiality to respondents is ensured if it would result in competitive harm in accord with the Freedom of Information Act (FOIA) provisions or if it could impact on the ability of the Department's mission to provide housing units under the various Sections of the Housing legislation.

**Supplement to
Project Analysis**

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No. 2502-0029
(exp. 2/28/2017)

Section or Title Number 223(f)

Valuation Trial Conditional Firm

See last page for Public Reporting burden statement before completing this form

Name of Mortgagor (Borrower) 377 Villas of Brownwood Apartments, L.P. Project Number 113-11363

Name of Project Villas of Brownwood

Location of Project (street, city & state) 4235 Highway 377 S, Brownwood, TX 76801

Type of Borrower
 Private Profit Public Nonprofit State or Federal Instrumentality, etc.
 Management Coop. Sales Coop. Investor-Sponsor Builder-Seller Limited Distribution

Type of Project
 Rental Housing Mobile Home Court Board and Care New Construction Non-Elevator
 Cooperative Nursing Home Single Rm. Occupancy Rehabilitation Elevator
 Condominium Intermediate Care Facility Redevelopment Existing
 Cap'l Advance 202/B11 Housing for the Elderly Supplement Loan

I. Determination of Maximum Insurable Mortgage Criteria

	column 1	column 2	column 3
1. Mortgage or Loan Amount Requested in Application			\$ <u>4,907,600</u>
2. Reserved			\$ _____
3. Amount Based on Value or Replacement Cost			
a. Value (Replacement Cost) in Fee Simple	\$ <u>8,510,000</u> X <u>87.00%</u>	\$ <u>7,403,700</u>	
b. (1) Value of Leased Fee	\$ <u>0</u>		
(2) Grant/Loan funds attributable to R.C. items	\$ <u>0</u>		
(3) Excess Unusual Land Improvement	\$ <u>0</u>		
(4) Cost Containment Mortgage Deduction	\$ <u>0</u>		
(5) Total lines (1) to (4)	\$ <u>0</u> X _____	\$ <u>0</u>	
c. Unpaid Balance of Special Assessment		\$ <u>0</u>	
d. Total line b plus line c		\$ <u>0</u>	
e. Line a minus line d			\$ <u>7,403,700</u>
4. Amount Based on Limitations Per Family Unit			
a. Number of no Bedroom Units	<u>18</u> X <u>\$51,575</u> ^{270%}	\$ <u>2,506,545</u>	
Number of one Bedroom Units	<u>71</u> X <u>\$57,133</u> ^{270%}	\$ <u>10,952,396</u>	
Number of two Bedroom Units	<u>30</u> X <u>\$68,244</u> ^{270%}	\$ <u>5,527,764</u>	
Number of three Bedroom Units	<u>0</u> X <u>\$84,116</u> ^{270%}	\$ <u>0</u>	
Number of four or more Bedroom Units	<u>0</u> X <u>\$95,228</u> ^{270%}	\$ <u>0</u>	
b. Cost Not Attributable to Dwelling Use	\$ <u>0</u> X <u>87.00%</u>	\$ <u>0</u>	
c. Warranted Price of Land	\$ <u>1,000</u> X <u>100.00%</u>	\$ <u>1,000</u>	
d. Total lines a through c		\$ <u>18,987,705</u>	
e. Total Number of Spaces	<u>0</u> X \$ <u>-</u>	\$ <u>0</u>	
f. Sum: Value of Leased Fee and Unpaid Balance of Special Assessment(s)		\$ <u>0</u>	
g. Line d or line e, whichever is applicable, minus line f			\$ <u>18,987,700</u>
5. Amount Based on Debt Service Ratio			
a. Mortgage Interest Rate		<u>4.200%</u>	
b. Mortgage Insurance Premium Rate		<u>0.350%</u>	
c. Initial Curtail Rate		<u>1.258%</u>	
d. Sum of Above Rates		<u>5.808%</u>	
e. Net Income	\$ <u>327,637</u> X <u>87.00%</u>	\$ <u>285,044</u>	
f. Annual Ground Rent	\$ <u>-</u> + Annual Spec. Assmt. \$ <u>-</u>	\$ <u>0</u>	
g. Line e minus line f		\$ <u>285,044</u>	
h. Line g divided by line d		\$ <u>4,907,605</u>	
i. Annual Tax Abatement	Savings \$0 divided by _____	\$ <u>0</u>	
j. Line h plus line i		\$ <u>4,907,600</u>	

II. Total Requirements for Settlement

Part A			Part B		
1. Fees Not to be Paid In Cash			1. Development Cost \$ 312,865		
a. BSPRA	\$	0	b. Adjustment for Contracted Amounts in Excess of form HUD-92264 Estimates		
b. Builder's Profit	\$	0	(1) Cnstrcn. Contract	\$	0
c. Other	\$	0	(2) Archtct's Contract	\$	0
Total (enter in part B on line 5)	\$	0	(3) Other	\$	0
2. Commitment, Mktg., Fees and Discounts and Escrows			c. Total of lines a & b \$ 312,865		
a. Fees	GNMA	\$ 0	2. Land Existing Indebtedness		
	Other	\$ 0	\$ 3,591,635		
b. Discounts	Permanent Loan	\$ 0	3. Subtotal (lines 1c + 2)		
	Construction Loan	\$ 0	\$ 3,904,501		
c. Escrows	Debt Service Reserve (Board and Care)	\$ 0	4. a. Mtg amount \$ 4,907,600		
	Other - 10% Repair Escrow	\$ 79,245	b. Grant/Loan \$ 0		
Total (enter in part B on line 9)	\$	79,245	5. Fees not to be paid in cash \$ 0		
3. Working Capital			6. Subtotal (lines 4a + 4b + 5) \$ 4,907,600		
a. Working Capital	\$	0	7. Cash Investment Req. (line 3 minus line 6) \$ -1,003,099		
b. Minimum Capital Investment (Sec. 202 & Sec. 811)	\$	0	8. Initial Operating Deficit * \$ 0		
c. Non-Realty Items Not Included in Mortgage	\$	0	9. Cmmtrnt, Mktng Fees, Discount & Escrow \$ 79,245		
Total (enter in part B on line 10)	\$	0	10. Working Capital \$ 0		
			11. Offsite Construction and Demolition Costs		
			(\$ 0 + \$ 0) \$ 0		
			12. Total Estimated Cash Requirement		
			(sum of lines 7 + 8 + 9 + 10 + 11) \$ -923,854		
			Front Money Escrow, if Any,		
			(subtract line 6 from line 1) \$ 0		

* Note: for Section 223(f) cases, attach the format for computing the operating deficit.

III. Source of Funds to Meet Cash Requirements

Source	Funds Available
Borrower Cash	\$ (954,352)
Prepaid Items (HUD Exam Fee and Third Party Reports)	\$ 30,498
	\$
	\$
	\$
Total Available Cash for Project	\$ (923,854)

IV. Recommendations, Requirements and Remarks

- Recommend Approval; Subject to Conditions Stated Below, If Any
- Recommend Rejection for Reasons Stated Below (if more space is needed, continue on page 4).


Chief FHA Underwriter: Gary Amey x  3/26/2019

MAP Underwriter: Malt Allebrando x  3/26/2019

UW Trainee: Jonathan Hurwitz x  3/26/2019

Shatorya A. Modkio
HUD UW 3/26/19

Signature of the Mortgage Credit Examiner

X 

Date 3/26/2019

Remarks

SOURCES		
FHA Mortgage		\$ 4,907,600.00
Prepaid Items - 0.30% HUD Exam Fee & Third Parties		\$ 30,497.80
Other		\$ -
BORROWER CASH (CONTRIBUTION "+" or CASH OUT "-")		
		\$ (954,352.08)
TOTAL SOURCES		\$ 3,983,745.72
MORTGAGEABLE USES		
Existing Indebtedness		\$ 3,591,635.32
Prepayment Penalty		\$ -
Critical Repairs		\$ -
Non-Critical Repairs		\$ 26,415.00
HUD Mtg Insurance	0.35%	\$ 17,176.60
HUD Exam Fee	0.30%	\$ 14,722.80
Financing Fee	1.00%	\$ 49,076.00
Placement Fee	0.46%	\$ 22,500.00
HUD Inspection Fee		\$ 1,500.00
Survey		\$ 7,500.00
Title & Recording		\$ 15,000.00
Borrower Legal		\$ 20,000.00
Organizational (Reports)		\$ 15,775.00
Initial Deposit to Reserves		\$ 123,200.00
Other		\$ -
TOTAL MORTGAGEABLE USES		\$ 3,904,500.72
NON-MORTGAGEABLE USES		
300% Repair Escrow*		\$ 79,245.00
TOTAL COST TO REFINANCE		\$ 3,983,745.72

*300% repair escrow has been included. Please see HUD-2 waiver for additional information.

Public Reporting Burden for this project analysis is estimated to average 16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

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Villas of Brownwood Critical Repairs

\$0 / N/A

Non-Critical Repair/Replacements (Immediate Needs)

Assessment Id: 2018-056364 **Property Name:** Villas of Brownwood **Date Run:** 3/26/2019

Section	Selected Alternative	Scope of Work	Action	Location Observed	Months to Complete	Unit of Measure	Quantity	Unit Cost	Total Cost
3.2.7.7	Pool liner	repalce pool liner	Replace	pool		Each	1	\$6,000.00	\$6,000.00
3.2.7.8	Pool equipment	replace pool equipment	Replace	pool equipment		Each	1	\$1,500.00	\$1,500.00
3.4.1.2.6	Common Area - Water Heater	replace LO water heater	Replace	LO		Each	1	\$450.00	\$450.00
3.4.3.1.2	LO - Condensor	replace LO condenser	Replace	LO		Each	1	\$750.00	\$750.00
3.7.1.1.10	Common area vinyl flooring	replace common area vinyl tile	Replace	LO		SF	1,500	\$1.75	\$2,625.00
3.7.1.1.11	LO - Carpet	replace LO carpetr	Replace	LO		Each	1	\$500.00	\$500.00
3.7.1.2.7	Common Area - Cabinets	replace common area cabinetr	Replace	LO		Each	1	\$600.00	\$600.00
3.7.1.3.1	LO - Refrigerator	replace LO refrigerator	Replace	LO		Each	1	\$550.00	\$550.00
3.7.1.3.4	LO- Microwave	replace LO microwave	Replace	LO		Each	1	\$140.00	\$140.00
3.7.1.3.7	LO- Dishwasher	replace LO dishwasher	Replace	LO		Each	1	\$300.00	\$300.00
3.7.1.4.10	Common area - Fitness Equipment	repalce fitness equipment	Replace	LO		Each	1	\$3,000.00	\$3,000.00
3.7.1.4.11	Leasing Office - FF&E	Replace LO FF&E	Replace	LO		Each	1	\$10,000.00	\$10,000.00
Grand Total									\$26,415.00



Property Insurance Schedule of Replacement Cost (HUD Form 92329)



OMB Approval No. 2502-0029

(exp. 09/30/2016)

CNA Number: 2018-056364

Property Name: Villas of Brownwood

Date Run: 3/26/19

Residential Buildings

Building Types	Building Id	SF Cost	Total SF	100 % Insurable Value
Detached	Apartment Building #10	\$60	7,760	\$466,531
Detached	Apartment Building #11	\$60	7,760	\$466,531
Detached	Apartment Building #12	\$60	9,120	\$548,294
Detached	Apartment Building #13	\$60	9,592	\$576,671
Detached	Apartment Building #14	\$60	8,352	\$502,122
Detached	Apartment Building #15	\$60	2,920	\$175,550
Detached	Apartment Building #16	\$60	8,352	\$502,122
Detached	Apartment Building #17	\$60	9,592	\$576,671
Detached	Apartment Building #3	\$60	9,120	\$548,294
Detached	Apartment Building #4	\$60	7,760	\$466,531
Detached	Apartment Building #5	\$60	9,120	\$548,294
Detached	Apartment Building #6	\$60	7,760	\$466,531
Detached	Apartment Building #7	\$60	2,944	\$176,993
Detached	Apartment Building #8	\$60	5,888	\$353,987
Detached	Apartment Building #9	\$60	7,760	\$466,531
				\$6,841,656

Accessory Buildings

Building Types	Building Id	SF Cost	Total SF	100 % Insurable Value
Detached	Laundry/Maintenance Building	\$60	770	\$46,292
Detached	Leasing Building	\$60	1,887	\$113,446
				\$159,739

Property Total: \$7,001,395

This report is electronically generated from data provided by borrowers or lenders as part of an automated Capital Needs Assessment (CNA) where the CNA data collection has OMB Approval No. 2502-0505. When an approval date is shown the form is deemed electronically signed by HUD staff authorized to approve CNAs. Information displayed here is from HUD-92329 bearing OMB Approval No. 2502-0029. Public Reporting Burden for this collection of information is estimated to average .08 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless that collection displays a valid OMB control number. This information is collected under Public Law 101-625 which requires HUD to implement mortgage insurance for mortgages under Sections 207, 221, 223, 232, or 241 of the National Housing Act. The information will be used by HUD to underwrite applications for mortgage insurance and to execute a firm commitment. Confidentiality for respondents is ensured if disclosure would result in competitive harm in accord with the Freedom of Information Act (FOIA) or if disclosure could impact HUD's ability to provide housing units under the referenced sections of the Act.

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
PROPERTY INSURANCE REQUIREMENTS**

03/26/2019

(Date)

TO: Dwight Capital LLC

(Mortgagee)

113-11363

(FHA Project No.)

787 Eleventh Ave, 10th Floor

(Street Address)

Villas of Brownwood

(Project Name)

New York, NY

(City)

Brownwood, Texas

(Project Location)

1. Reference is made to the applicable Administrative Regulations of the National Housing Act under which the mortgage on the above property (a) is insured by the Federal Housing Commissioner in accordance with a Commitment For Insurance or (b) will be insured by the Federal Housing Commissioner in accordance with a previously issued Commitment To Insure Upon Completion.

2. This notice is for the purpose of advising the Mortgagee of the Requirements of the Federal Housing Commissioner as to the types of Property Insurance necessary to be maintained upon the subject property and of the estimate of the Commissioner of the Total 100% Insurable Value of the property. The attention of the Mortgagee is directed to the fact that these Requirements, with respect to the types of Property Insurance to be maintained, are continuous Requirements, as long as any mortgage upon the property is insured by the Federal Housing Commissioner. It is the duty of the Mortgagee to require of the Mortgagor maintenance of insurance in types and amounts necessary to comply with the Requirements hereinafter stated and as stated in the insured mortgage. The attention of the Mortgagee is also directed to the pertaining Administrative Regulations wherein the mortgagee is obligated to provide Property Insurance coverage on the property in accordance with the terms of the insured mortgage upon failure of the Mortgagor to do so.

3. (a) Attached hereto and made a part hereof is Property Insurance Schedule, FHA Form No. 2329, dated 03/26/2019, constituting the estimate of the Federal Housing Commissioner of the Total 100% Insurable Value of the property. The Property Insurance Schedule of Insurable Values is for the purpose of estimating the amount of Permanent Insurance, as well as the amount of Builders Risk Insurance.

(b) The Total 100% Insurable Value reflected upon the attached Property Insurance Schedule includes the cost of excavations, foundations, piers, or other supports which are below the surface of the lowest basement floor or where there is no basement, which are below the surface of the ground, underground flues, pipes, and drains. These items are generally excluded from the Property Insurance coverage when it is subject to the provisions of the Coinsurance Clause or similar clause. If the Builders Risk Insurance or the Permanent Fire and Extended Coverage Insurance does not insure these items, then an amount acceptable to the Mortgagee may be deducted from the Federal Housing Commissioner's estimate of the Total 100% Insurable Value for the purpose of estimating the amount of Builders Risk Insurance or the amount of Permanent Insurance.

4. INSURANCE DURING CONSTRUCTION.

The Requirements for this type of insurance are inapplicable when a Commitment To Insure Upon Completion is issued.

(a) Concurrently with or prior to the issuance of mortgage insurance by the Federal Housing Commissioner of any advance of mortgage proceeds for construction of the property, the Mortgagee shall have in its possession or control and in full force and effect, the standard form of Builders Risk Insurance policy or policies. It shall be written upon the standard Builders Risk Completed Value form, for Fire, Extended Coverage and Vandalism and Malicious Mischief Insurance, in an aggregate amount equal to 100% of the Insurable Value of the completed building or buildings.

(b) The Builders Risk Insurance policy or policies shall show the Mortgagor as the Insured and may also show as additional insureds the general contractor and other contractors and subcontractors, as their interests may appear. Each policy shall carry the standard form of Non-Contribution Mortgage or Mortgagee Clause showing loss, if any, payable to the Mortgagee (name and address) and the Federal Housing Commissioner, Federal Housing Administration, Washington, D. C., his successors or assigns, as interest may appear. The original of such policy or policies shall be retained in the possession or control of the Mortgagee and shall be maintained in full force and effect.

(c) Upon cancellation of the Builders Risk Insurance or any portion thereof, Permanent Insurance shall be effected as hereinafter stipulated.

5. PERMANENT INSURANCE.

(a) Fire and Extended Coverage Insurance shall be provided for the subject property and may be either blanket coverage or by specific allocations to individual structures. Such insurance shall be evidenced by standard Fire and Extended Coverage Insurance policy or policies, in amounts not less than necessary to comply with the applicable Coinsurance Clause percentage, but in no event shall the amounts of coverage be less than 80% of the Insurable Values or not less than the unpaid balance of the insured mortgage, whichever is the lesser.

(b) The Permanent Insurance policy or policies shall show the Mortgagor as the Insured and shall carry the standard form of Non-Contribution Mortgage or Mortgagee Clause, showing loss, if any, payable to the Mortgagee (name and address) and the Federal Housing Commissioner, Federal Housing Administration, Washington, D. C., his successors or assigns, as interest may appear. The original of such policy or policies shall be retained in the possession or control of the Mortgagee and shall be maintained in full force and effect.

(c) BOILER EXPLOSION INSURANCE - If the boiler or boilers located in the subject property are other than steamboilers, specific Boiler Explosion Insurance generally is not required. If there is a steam boiler or boilers in operation in connection with the subject property, specific Boiler Explosion Insurance is required. In determining the adequacy of the amount or amounts of this coverage there must be careful review and consideration of all the facts and exposures for the purpose of estimating the maximum possible amount of a single loss by steam boiler explosion. The minimum limit of Boiler Explosion Insurance, when required, is \$50,000 per accident, per location. After due examination of all the related information in any given case, it may be determined this required minimum limit of \$50,000 is inadequate. In that event a greater amount of coverage should be provided. Determination of such amount is the responsibility of the Mortgagee.

(d) Boiler Explosion Insurance, as herein required, shall be evidenced by standard form of Boiler and Machinery policy or policies showing the Mortgagor as the Insured and shall have attached standard Mortgagee Interest Endorsement, showing loss, if any, on property of the Insured, to be adjusted with and payable to the Insured and the Mortgagee (name and address) and the Federal Housing Commissioner, Federal Housing Administration, Washington, D. C., his successors or assigns, as their interests may appear. The original of such policy or policies shall be retained in the possession or control of the Mortgagee and shall be maintained in full force and effect.

6. FLOOD INSURANCE. *(Required whenever the property is located in an area of special flood hazards in which flood insurance is available under the National Flood Insurance Act.)*

REQUIRED

NOT REQUIRED

Flood insurance shall be provided for the subject property during the term of the mortgage loan. The insurance shall be in an amount at least equal to the outstanding principal balance of the loan, or the maximum amount of insurance available with respect to the project under the National Flood Insurance Act, whichever is lesser. The policy shall show the mortgagor as insured and shall show loss, if any, payable to the Mortgagee *(name and address)* and the Federal Housing Commissioner, Washington, D. C., his successors or assigns, as their interests may appear. The original of such policy or policies shall be retained in the possession or control of the mortgagee and shall be maintained in full force and effect.

7. INSURANCE CARRIERS.

The acceptability of insurance carriers, types of coverage and the forms, conditions, amounts and scope of insurance policies are responsibilities of the Mortgagee. The Federal Housing Commissioner does not require that any duplicate policies, certificates or memoranda of insurance or other evidence of the foregoing insurance coverages be submitted to him or to any of his field offices or authorized agents.

8. LOSS SETTLEMENT DRAFTS AND CHECKS.

(a) Loss settlement drafts and checks in settlement of losses sustained under any of the aforementioned types of insurance coverages shall always include the Mortgagee and the Federal Housing Commissioner as payees.

(b) Loss settlement drafts and checks should be forwarded to the Federal Housing Administration Field Office Director having jurisdiction over the area in which the property sustaining the loss is situated, and he is responsible for the endorsement and release of such instruments on behalf of the Federal Housing Commissioner.

FEDERAL HOUSING COMMISSIONER

By  _____
(Authorized Agent)



DWIGHT CAPITAL

RATE LOCK CONFIRMATION

Property Name: Villas of Brownwood

Property Address: 4235 Highway 377 S, Brownwood, TX 76801

FHA Project Number: 113-11363

This Rate Lock Confirmation is being provided pursuant to the terms and provisions of the Commitment to Insure dated March 26, 2019 (the "Commitment"), issued by HUD and accepted by Dwight Capital LLC, ("Lender"), and 377 Villas of Brownwood Apartments, L.P. ("Borrower"), and the Rate Lock Authorization dated March 28, 2019 executed by Borrower to Lender, and shall be attached and made a part of the Commitment. Capitalized terms used but not defined herein shall have the meaning as set forth in the Commitment.

Lender hereby confirms that on March 28, 2019, it obtained a loan funding commitment with terms summarized as follows:

Section of National Housing Act:	223(f)
Loan Amount:	\$5,217,000 ($\pm 5\%$; and only as approved by FHA)
Loan Term:	35 years
Loan Amortization Period:	35 years
Lockout Period:	None
Prepayment / Yield Maintenance Period:	10% prepayment penalty in the first year following the date of commencement of amortization and declining one percent each year thereafter with no penalty after year ten.
Interest Rate:	3.72%
Interest Calculation:	30/360
Loan Closing Date:	No later than May 31, 2019
Extension Fee:	0.375%

LENDER:

DWIGHT CAPITAL LLC

By: _____
Carmen Aguilar – Executive Vice President

Staff's Review and Analysis of Owner's Pro Forma

2018 AOFR Villas of Brownwood II #1001714 (CMTS #4861) 36 Units
 2018 AOFR 377 Villas of Brownwood #15090009906 (CMTS #4477) 76 Units
 Combined AOFRs

Combined Using Current Debt Service
 Owner's Pro Forma \$4.385M

Part D Financials as of (2018)	2018	2018	2018	2018		
Potential Gross Rental Income	\$ 354,928.00	\$ 610,649.00	\$ 965,577.00	\$ 965,577.00	\$ 963,355.00	\$ 963,355.20
Secondary Income	\$ 5,940.00	\$ 11,695.00	\$ 17,635.00	\$ 17,635.00	\$ 29,513.00	\$ 29,512.80
Other non-rental income	\$ 1,568.00	\$ 6,794.00	\$ 8,362.00	\$ 8,362.00		
Potential Gross Income	\$ 362,436.00	\$ 629,138.00	\$ 991,574.00	\$ 991,574.00	\$ 992,868.00	\$ 992,868.00
Vacancy & Collection Loss	\$ (41,812.00)	\$ (36,591.00)	\$ (78,403.00)	\$ (78,403.00)	\$ (72,170.00)	\$ (72,170.40)
Rental Concessions	\$ (5,736.00)	\$ (9,598.00)	\$ (15,334.00)	\$ (15,334.00)	\$ -	\$ -
Loss from non-income units	\$ (10,398.00)	\$ -	\$ (10,398.00)	\$ (10,398.00)	\$ -	\$ -
Effective Gross Income	\$ 304,490.00	\$ 582,949.00	\$ 887,439.00	\$ 887,439.00	\$ 920,698.00	\$ 920,697.60

Accounting	\$ 6,490.00	\$ 7,890.00	\$ 14,380.00	\$ 14,380.00		\$ 14,380.00
Advertising	\$ 563.00	\$ 1,336.00	\$ 1,899.00	\$ 1,899.00	\$ 3,859.00	\$ 3,859.20
Legal & Consulting	\$ 475.00	\$ 838.00	\$ 1,313.00	\$ 1,313.00		\$ 1,313.00
Leased Equipment	\$ 846.00	\$ 2,174.00	\$ 3,020.00	\$ 3,020.00		\$ 2,568.00
Postage & Office Supplies	\$ 5,223.00	\$ 9,107.00	\$ 14,330.00	\$ 14,330.00		\$ 2,164.80
Telephone	\$ 1,547.00	\$ 4,006.00	\$ 5,553.00	\$ 5,553.00		\$ 5,109.60
License, Meetings, Dues	\$ 628.00	\$ 1,293.00	\$ 1,921.00	\$ 1,921.00		\$ 2,104.80
Other office Expenses	\$ 1,325.00	\$ 1,817.00	\$ 3,142.00	\$ 3,142.00		\$ 11,472.00
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 46,742.00	
Total General & Admin	\$ 17,097.00	\$ 28,461.00	\$ 45,558.00	\$ 45,558.00	\$ 50,601.00	\$ 42,971.40

Management Fees	\$ 14,281.00	\$ 28,534.00	\$ 42,815.00	\$ 42,815.00	\$ 40,205.00	\$ 46,034.88
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5% of EGI

Management	\$ 9,070.00	\$ 35,010.00	\$ 44,080.00	\$ 44,080.00	\$ 44,373.00	\$ 44,373.60
Maintenance	\$ 9,953.00	\$ 39,665.00	\$ 49,618.00	\$ 49,618.00	\$ 42,211.00	\$ 42,211.20
Other	\$ 7,465.00	\$ 26,264.00	\$ 33,729.00	\$ 33,729.00	\$ 28,828.00	\$ 28,828.80
Total Payroll, Taxes, Benefits	\$ 26,488.00	\$ 100,939.00	\$ 127,427.00	\$ 127,427.00	\$ 115,412.00	\$ 115,413.60

Elevator	\$ -	\$ -	\$ -	\$ -		
Exterminating	\$ 1,357.00	\$ 8,423.00	\$ 9,780.00	\$ 9,780.00		\$ 4,039.20
Grounds	\$ 7,034.00	\$ 15,087.00	\$ 22,121.00	\$ 22,121.00		\$ 23,937.60
Make-ready	\$ 2,997.00	\$ 9,952.00	\$ 12,949.00	\$ 12,949.00	\$ 17,381.00	\$ 17,380.80
Repairs	\$ 3,308.00	\$ 10,982.00	\$ 14,290.00	\$ 14,290.00	\$ 41,695.00	\$ 13,581.60
Pool	\$ -	\$ 1,196.00	\$ 1,196.00	\$ 1,196.00		
Other	\$ 1,725.00	\$ 3,527.00	\$ 5,252.00	\$ 5,252.00		\$ 136.80
Total Repairs & Maintenance	\$ 16,421.00	\$ 49,167.00	\$ 65,588.00	\$ 65,588.00	\$ 59,076.00	\$ 59,076.00

Electrical	\$ 3,779.00	\$ 16,271.00	\$ 20,050.00	\$ 20,050.00	\$ 16,517.00	\$ 16,516.80
Natural Gas	\$ -	\$ -	\$ -	\$ -		
Other Fuel	\$ -	\$ -	\$ -	\$ -		
Garbage/Trash	\$ 8,127.00	\$ 16,147.00	\$ 24,274.00	\$ 24,274.00	\$ 19,694.00	\$ 19,694.40
Water & Sewer	\$ 28,157.00	\$ 61,010.00	\$ 89,167.00	\$ 89,167.00	\$ 88,438.00	\$ 88,437.60
Other	\$ -	\$ -	\$ -	\$ -	\$ 319.00	\$ 319.20
Total Utilities	\$ 40,063.00	\$ 93,428.00	\$ 133,491.00	\$ 133,491.00	\$ 124,968.00	\$ 124,968.00

Annual Property Insurance	\$ 9,676.00	\$ 18,214.00	\$ 27,890.00	\$ 27,890.00	\$ 29,314.00	\$ 29,313.60
Real Property Tax	\$ 27,837.00	\$ 41,836.00	\$ 69,673.00	\$ 69,673.00	\$ 69,672.00	\$ 69,672.00
Personal Property Tax	\$ -	\$ -	\$ -	\$ -		
Replacement Reserves	\$ -	\$ 15,840.00	\$ 15,840.00	\$ 15,840.00	\$ 27,996.00	\$ 30,800.00
Cable TV	\$ -	\$ -	\$ -	\$ -		
Supportive Services	\$ -	\$ 6,384.00	\$ 6,384.00	\$ 6,384.00	\$ 6,384.00	\$ 6,384.00
Compliance Fees	\$ -	\$ 2,920.00	\$ 2,920.00	\$ 2,920.00	\$ 7,008.00	\$ 6,720.00
Security Fees	\$ -	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00		
Other	\$ -	\$ -	\$ -	\$ -		
Total Other Expenses	\$ 37,513.00	\$ 88,994.00	\$ 126,507.00	\$ 126,507.00	\$ 140,374.00	\$ 142,889.60

Total Annual Expenses	\$ 151,863.00	\$ 389,523.00	\$ 541,386.00	\$ 541,386.00	\$ 530,636.00	\$ 531,353.48
NOI	\$ 152,627.00	\$ 193,426.00	\$ 346,053.00	\$ 346,053.00	\$ 390,062.00	\$ 389,344.12

First Lien Debt Service	\$ 111,899.00	\$ 167,546.00	\$ 279,445.00	\$ 262,767.00	\$ 239,580.00	\$ 224,233.65
Second Lien Debt Service	\$ 39,518.00	\$ -	\$ 39,518.00	\$ 44,808.00	\$ 44,808.00	\$ 44,808.00
Thrid Lien Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 15,347.50
Total Annual Debt Service	\$ 151,417.00	\$ 167,546.00	\$ 318,963.00	\$ 307,575.00	\$ 284,388.00	\$ 284,389.15

MIP

Cash Flow	\$ 1,210.00	\$ 25,880.00	\$ 27,090.00	\$ 52,970.00	\$ 105,674.00	\$ 104,954.97
DCR	1.01	1.15	1.08	1.13	1.37	1.37
Expense to Income Ratio	49.87%	66.82%	61.01%	61.01%	57.63%	57.71%

Capital Improvements	\$ 13,411.00	\$ 45,305.00	\$ 58,716.00	\$ 104,021.00		
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6a

BOARD ACTION REQUEST
COMMUNITY AFFAIRS DIVISION
JULY 25, 2019

Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC §2.203, Termination and Reduction of Funding for CSBG Eligible Entities; an order proposing new 10 TAC §2.203, Termination and Reduction of Funding for CSBG Eligible Entities; an order proposing the repeal of 10 TAC §2.204, Contents of a Quality Improvement Plan; an order proposing new 10 TAC §2.204, Contents of a Quality Improvement Plan; and directing that they be published for public comment in the Texas Register

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code §2306.053, the Texas Department of Housing and Community Affairs (the Department) is authorized to adopt rules governing the administration of the Department and its programs;

WHEREAS, the Department has identified the need to revise 10 TAC §§2.203 and 2.204 to streamline the Department's process for implementing the U.S. Department of Health and Human Services' (HHS) Information Memorandum (IM) 116, which describes the corrective action, termination and reduction of funding for Community Services Block Grant (CSBG) Eligible Entities;

WHEREAS, the revision will allow for greater clarity in the process and provides clearer steps for how the Department will handle the HHS IM 116 process, and it is the Department's intent that the change in the rules be clear and understandable to CSBG Eligible Entities and compliant with federal rules and guidelines; and

WHEREAS, upon authorization of this item, the proposed rule actions will be published in the Texas Register for public comment from August 9, 2019, through September 9, 2019;

NOW, therefore, it is hereby

RESOLVED, that the Acting Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed actions herein in the form presented to this meeting, to be published in the Texas Register for public comment, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing including any requested revisions to the preambles.

BACKGROUND

Staff has recognized the need for revisions within 10 TAC §§2.203 and 2.204 which would streamline the Department's implementation of the HHS IM 116 process. HHS IM 116 is a guidance tool to support state implementation of requirements of specific actions of the CSBG Act. 10 TAC §§2.203 and 2.204 specifically address how the Department will enforce noncompliance with program requirements for CSBG Eligible Entities (e.g., the initiation and approval of a Quality Improvement Plan (QIP) and its contents, the State Office of Administrative Hearings process, the termination of an entity's CSBG Eligible Entity status or a reduction of its CSBG funding).

The changes streamline the Department's implementation of the HHS IM 116 process by removing superfluous language, using consistent terminology, and describing steps in further detail that may have been confusing or imprecise as they exist in their present form. It is staff's goal that readers of the new rules will find the process easier to follow and understand.

While the proposed rules reflect changes as blackline revisions to the current rules, the changes will be submitted to the Texas Register as proposed repeals and proposed new rules. Staff will, upon action by the Board, publish the proposed rules in the Texas Register for public comment from August 9, 2019, through September 9, 2019. Staff will return to the Board for final adoption of the rules.

Attachment 1: Preamble, including required analysis, for proposed repeal of 10 TAC §2.203, Termination and Reduction of Funding for CSBG Eligible Entities and 10 TAC §2.204, Contents of a Quality Improvement Plan

The Texas Department of Housing and Community Affairs (the Department) proposes the repeal of §2.203, Termination and Reduction of Funding for CSBG Eligible Entities and §2.204, Contents of a Quality Improvement Plan. The purpose of the proposed repeal is to eliminate outdated rules that warrant revision while adopting new updated rules under separate action.

The Department has analyzed this proposed rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

Mr. Cervantes has determined that, for the first five years the proposed repeals would be in effect:

1. The proposed repeals do not create or eliminate a government program, but relates to the repeal, and simultaneous readoption making a change to an existing activity, the administration of the Community Services Block Grant (CSBG).

2. The proposed repeals do not require a change in work that would require the creation of new employee positions, nor are the proposed repeals significant enough to reduce workload to a degree that any existing employee positions are eliminated.

3. The proposed repeals do not require additional future legislative appropriations.

4. The proposed repeals do not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.

5. The proposed repeals are not creating a new regulation, except that they are being replaced by new rules simultaneously to provide for revisions.

6. The proposed action will repeal existing regulations, but is associated with a simultaneous readoption making changes to an existing activity, of the rules governing the administration of the CSBG.

7. The proposed repeals will not increase nor decrease the number of individuals subject to the rule's applicability.

8. The proposed repeals will not negatively nor positively affect this state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002. The Department has evaluated the proposed repeals and determined that the proposed repeals will not create an economic effect on small or micro-businesses or rural communities.

1. The Department has evaluated the rules and determined that none of the adverse affect strategies outlined in Tex. Gov't Code §2006.002(b) are applicable.

2. The rules relate to the Department's implementation of the U.S. Department of Health and Human Services' (HHS) Information Memorandum (IM) 116. Other than a CSBG Eligible Entity who may consider itself a small or micro-business, which would not generally be the case, no small or micro-businesses are subject to the rules. However, if a CSBG Eligible Entity considers itself a small or micro-business, the rule changes provide greater clarity.

3. The Department has determined that because the rules apply only to existing CSBG Eligible Entities, there will be no economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The proposed repeals do not contemplate nor authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the rules as to their possible effects on local economies and has determined that for the first five years the proposed repeals will be in effect there would be no economic effect on local employment because the rules relate only to a process which has already been in effect for existing CSBG Eligible Entities; therefore, no local employment impact statement is required to be prepared for the rules.

Tex. Gov't Code §2001.022(a) states that this "impact statement must describe in detail the probable effect of the rule on employment in each geographic region affected by this rule..." Considering that the rules pertain to all CSBG Eligible Entities throughout the state, regardless of location, there are no "probable" effects of the new rules on particular geographic regions.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). David Cervantes, Acting Director, has determined that, for each year of the first five years the proposed repeals are in effect, the public benefit anticipated as a result of the repealed sections would be a more streamlined version of the HHS IM 116 implementation process. There will not be economic costs to individuals required to comply with the repealed sections.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Cervantes also has determined that for each year of the first five years the proposed repeals are in effect, enforcing or administering the repeals do not have any foreseeable implications related to costs or revenues of the state or local governments.

g. REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2019, to September 9, 2019, to receive input on the proposed repealed sections. Written comments may be mailed to the Texas Department of Housing and Community Affairs, Gavin Reid, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by fax to (512) 475-3935; or email to

gavin.reid@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 p.m., Austin local time September 9, 2019.

STATUTORY AUTHORITY. The repeals are adopted pursuant to TEX. GOV'T CODE, §2306.053, which authorizes the Department to adopt rules. Except as described herein the repeals affect no other code, article, or statute.

10 TAC §2.203. Termination and Reduction of Funding for CSBG Eligible Entities.

10 TAC §2.204. Contents of a Quality Improvement Plan.

Attachment 2: Preamble for proposed new 10 TAC §2.203, Termination and Reduction of Funding for CSBG Eligible Entities and 10 TAC §2.204, Contents of a Quality Improvement Plan

The Texas Department of Housing and Community Affairs (the Department) proposes new 10 TAC §2.203, Termination and Reduction of Funding for CSBG Eligible Entities and new 10 TAC §2.204, Contents of a Quality Improvement Plan. The purpose of the proposed new sections are to update the rules to provide greater clarity to Community Services Block Grant (CSBG) Eligible Entities on how the Department will implement the U.S. Department of Health and Human Services' (HHS) Information Memorandum (IM) 116 process.

Tex. Gov't Code §2001.0045(b) does not apply to the rules proposed for action because it is exempt under §2001.0045(c)(4), which exempts rule changes necessary to receive a source of federal funds or to comply with federal law. This revision is being proposed to provide more clarity to the process that will be used to either terminate the status of a CSBG Eligible Entity or reduce a CSBG Eligible Entity's funding. The Department does not anticipate any costs associated with this proposed rule action. Compliance with the proposed rules are intended to ensure adherence to federal statute while operating federal grants.

The Department has analyzed this proposed rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX GOV'T CODE §2001.0221.

Mr. David Cervantes, Acting Director, has determined that, for the first five years the proposed new rules would be in effect:

1. The proposed rules do not create or eliminate a government program, but relate to the repeal, and simultaneous readoption making changes to an existing activity, the administration of the Community Services Block Grant (CSBG).
2. The proposed new rules do not require a change in work that would require the creation of new employee positions, nor are the proposed new rules significant enough to reduce workload to a degree that eliminates any existing employee positions.
3. The proposed rule changes do not require additional future legislative appropriations.
4. The proposed rule changes will not result in an increase in fees paid to the Department, nor in a decrease in fees paid to the Department.
5. The proposed rules are not creating new regulations, except that they are replacing rules being repealed simultaneously to provide for revisions.
6. The proposed rules will not expand, limit, or repeal existing regulations.

7. The proposed rules will not increase nor decrease the number of individuals subject to the rule's applicability.

8. The proposed rules will not negatively nor positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002. The Department, in drafting the proposed rules, has attempted to reduce any adverse economic effect on small or micro-business or rural communities while remaining consistent with the statutory requirements of Tex. Gov't Code, §2306, Subchapter E.

1. The Department has evaluated the proposed rules and determined that none of the adverse effect strategies outlined in Tex. Gov't Code §2006.002(b) are applicable.

2. The rules relate to the Department's implementation of the U.S. Department of Health and Human Services' (HHS) Information Memorandum (IM) 116. Other than a CSBG Eligible Entity who may consider itself a small or micro-business, which would not generally be the case, no small or micro-businesses are subject to the rules. However, if a CSBG Eligible Entity considers itself a small or micro-business, the rule changes provide greater clarity.

3. The Department has determined that because the rules apply only to existing CSBG Eligible Entities, there will be no economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The proposed rules do not contemplate nor authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the rules as to their possible effect on local economies and has determined that for the first five years the proposed rules will be in effect there would be no economic effect on local employment because the rules relate only to a process which has already been in effect for existing CSBG Eligible Entities; therefore, no local employment impact statement are required to be prepared for the rules.

Tex. Gov't Code §2001.022(a) states that this "impact statement must describe in detail the probable effect of the rule on employment in each geographic region affected by this rule..." Considering that the rules pertain to all CSBG Eligible Entities throughout the state, regardless of location, there are no "probable" effects of the new rules on particular geographic regions.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Cervantes has also determined that, for each year of the first five years the new sections are in effect, the public benefit anticipated as a result of the new sections would be a more streamlined version of the HHS IM 116 implementation process. There will not be economic costs to individuals required to comply with the new sections because the processes described by the rules have already been in place through the rules found at the sections being repealed.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Cervantes also has determined that for each year of the first five years the new sections are in effect, enforcing or administering the new sections do not have any foreseeable implications related to costs or revenues of the state or local governments.

g. REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2019, to September 9, 2019, to receive input on the proposed new sections. Written comments may be mailed to the Texas Department of Housing and Community Affairs, Gavin Reid, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by fax to (512) 475-3935; or email to gavin.reid@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 p.m., Austin local time, September 9, 2019.

STATUTORY AUTHORITY. The new sections are proposed pursuant to TEX. GOV'T CODE, §2306.053, which authorizes the Department to adopt rules. Except as described herein the proposed new sections affect no other code, article, or statute.

[Note that these rules are shown in blackline form below for the purpose of the posting of Board materials but will be shown as clean proposed new language when submitted to the Texas Register.]

10 TAC §2.203. Termination and Reduction of Funding for CSBG Eligible Entities.

(a) This section describes the Department's process for implementing HHS Information Memorandum 116 (Corrective Action, Termination, or Reduction of Funding) ("IM 116") and 42 U.S.C. 9915.

(b) Capitalized words used herein have the meaning assigned in, Chapter 1 of this Title (relating to Administration), Chapter 2 of this Title (relating to Enforcement), Chapter 6 of this Title (relating to Community Affairs Programs), or assigned by federal or state law.

(c) A DeficiencyDeficiencies may be identified through failure to resolve issues identified in an onsite monitoring review, a review of the SubrecipientEligible Entity's Single Audit, a review prompted by a complaint, through the Department's procedures for reviewing performance and expenditure reports, or in any other review under 42 U.S.C. §9914(a)(1) - (4).

(d) If a Deficiency is identified, the Eligible Entity will be notified in writing. The Department will also review the training and technical assistance that has been provided to the Eligible Entity and to determine if further training and technical assistance germane to the Deficiency is warranted. If so, concurrent with the notification of the Deficiency, the Eligible Entity will be offered additional training and technical assistance that specifically focuses on the DeficiencyDeficiencies. After training and technical assistance has been delivered, the Eligible Entity will be provided the opportunity to submit corrective action or a plan for correction.

(e) If an Eligible eEntity does not respond to the written notification, does not resolve the Deficiency, or does not propose a reasonable corrective action plan, the uncorrected Deficiency or Deficiencies identified by the Department will be considered a final decision that the Eligible Entity has failed to comply with requirements in a review pursuant to the CSBG Act, and can be considered cause for proceedings to terminate Eligible Entity status or reduce funding in accordance with IM 116 and 42 U.S.C. §§9908(b)(8) and 9915. Such a determination will be issued in a final determination letter from the Department to the Eligible Entity.

(fe) If the Department determines that the development and implementation of a Quality Improvement Plan (QIP) is an appropriate requirement and/or that additional training and technical assistance are needed, that requirement will be stated in the final determination letter. The Eligible Entity will be provided 25 calendar days from the date of the final determination letter is received by the Subrecipient to submit a proposed QIP compliant with §2.204 of this ~~Subchapter~~subchapter, ~~indicating that steps are under way~~ and identifying dates for correction. In general, the Deficiency should be cured within 60 calendar days from the date of the final determination letter. If a Deficiency will require more than 60 calendar days, the Eligible Entity must explain why and propose a later date for correction, which the Department may elect to accept or deny. In the event a Deficiency cannot be corrected due to it being a singular past occurrence, the Eligible Entity must demonstrate to the Department that the Deficiency's cause has been identified and properly addressed, so that the Deficiency will not reoccur. Within 25 calendar days from the date it receives the proposed QIP, the Department will review the QIP and either approve it or specify the reasons it cannot be approved.

(gf) Within 25 calendar days from the date the proposed QIP is received, the Department will either approve it or specify the reasons it cannot be approved. The CSBG Act requires that a QIP be implemented not later than 60 calendar days following the notification in the final determination letter. While the Department is reviewing the submitted QIP, the Department will consider the corrective action timeline proposed by the Eligible Entity and may accept that timeline, or recommend an alternate ~~deadline~~timeline, based on the nature of the Deficiency, and the nature of the correction. The Eligible Entity's inability to resolve the Deficiency within a reasonable timeframe may ~~That requirement precludes a process of extended review and feedback and iterative QIP submissions (unless the QIP has been submitted sufficiently early to allow time for such Department review); a QIP that cannot be approved within the timeframe that allows for the implementation not later than the 60 calendar day deadline will generally serve to trigger the commencement of formal legal proceedings to terminate Eligible Entity status.~~

(hg) The Department-approved QIP must be implemented as soon as possible and resolution of the Deficiency must be fully met within the specified and approved timelines agreed to by the Department.

(i) If it is determined and/or documented that training and technical assistance is not appropriate, that a QIP is not appropriate, the QIP has not been approved, the QIP has not been met within the specified and approved timeline agreed to within the QIP, or the processes described in subsection (df) of this section have failed to resolve the Deficiency, the Department will contact the Executive Director of the Eligible Entity and all known members of the Subrecipient's Eligible Entity's Board, to notify them that staff will be and requesting that the Department's Governing Board, at the next scheduled meeting, authorize staff to pursue a hearing with the State Office of Administrative Hearings ("SOAH"). Such notification will be made at least 30 days prior to the date of the meeting of the Department's Governing Board. If approved by the Department's Governing Board, the Department will arrange and set a date for a hearing with SOAH. If the Eligible Entity does not respond or appear for the SOAH hearing, the consideration of termination of the Eligible Entity's status or reduction of funding will be heard appear at the next on the agenda at a subsequent regularly scheduled meeting of the Department's Governing Board. An entity Eligible Entity receiving notice of the initiation of a contested case before SOAH is reminded that they will need to read and comply with SOAH's requirements in the way they handle and respond to the matter.

(j) SOAH will issue a proposal for decision to the TDHCA Governing Board recommending whether there is cause, as defined by the CSBG Act, 42 U.S.C. §9908(c), to terminate or reduce funding to the Subrecipient-Eligible Entity. The TDHCA Governing Board will be provided the proposal for decision and it will be considered as part of any final order by the Board in the matter.

(k) If the TDHCA Governing Board determines that there is cause to terminate or reduce funding, pursuant to 42 U.S.C. §9915, the Department will notify the Subrecipient-Eligible Entity that it has the right under 42 U.S.C. §9915 to seek review of the decision by the HHS. If HHS does not overturn the decision, or if the Subrecipient-Eligible Entity does not seek HHS review, the entity's status as an Eligible Entity under the CSBG Act, and all active CSBG Contracts will be terminated on the 90th calendar day after the Board decision.

(l) Any right or remedy given to the Department by this ~~Chapter~~ chapter does not preclude the existence of any other right or remedy, nor shall any action or lack of action by the Department in the exercise of any right or remedy be deemed a waiver of any other right or remedy.

10 TAC §2.204. Contents of a Quality Improvement Plan.

(a) Capitalized words used herein have the meaning assigned in, Chapter 1 of this Title (relating to Administration), Chapter 2 of this Title (relating to Enforcement), Chapter 6 of this Title (relating to Community Affairs Programs), , or assigned by federal or state law.

(b) If a QIP is required of an Subrecipient-Eligible Entity under §2.203(fe) of this titlechapter, it must complybe developed compliant with the guidance in this section. While each QIP developed by an Subrecipient-Eligible Entity is unique and must be responsive to the specific Deficiency Deficiencies identified, all of the items belowin this section, at a minimum, must be addressed.

~~(1) A QIP must initially provide a clear and explicit acknowledgement of each of the Deficiencies that have prompted the need for such a plan, and must be described in sufficient detail to affirm that the Subrecipient's board and management have a solid grasp of the needed improvement.~~

~~(2) Although commencement of the implementation of a QIP is specified in statute (42 USC §9915(a)(4)) the timeline for completion is important.~~

(c) The QIP must set forth an aggressive but achievable a timeline for resolution of each Deficiency. In general, issues should be fully resolved within 60 calendar days from the final determination letter issued to the Eligible Entity as referenced in that plans for implementation of the planned remedies to be actively underway not later than the sixtieth day after the day on which the Department notified the Subrecipient of a final determination consistent with §2.203(ee) of this titleCchapter. The timeline should take into account the possible impact on achievement of benchmarks, plans, and other objectives. As a general rule the Subrecipient should not expect to receive an extension of any timeframes described herein.

(d) At minimum, (3) Tthe QIP must identifybe specific. A general statement, such as "the Subrecipient will ensure it has a compliant tripartite board" or "the Subrecipient will obtain a compliant Single Audit" will not suffice. Many such matters involve multiple steps from analysis and planning at the management level, to board presentation and approval, to procurement, to contracting, to execution under the Contract, often with follow on requirements. If any of the steps will also require expenditure of funds, it may also be necessary to review and update the budget and possibly other matters, such as plans. Specificity must include at a minimum addressing the following questions:

~~(A1) Specific actions that will be taken to address each Deficiency; Who within the Subrecipient's staff will do what specific steps/tasks, when will they do it, and what resources will they need?~~

~~(B2) The date by when each Deficiency will be corrected; and~~

~~(3) If applicable, an explanation for any Deficiency that cannot be corrected within 60 calendar days. If staff is to be redirected or released from existing duties, how will those duties be covered?~~

~~(C) How will the agency ensure the Deficiency does not reoccur?~~

6b

BOARD ACTION REQUEST

OCI, HTF & NSP DIVISION

JULY 25, 2019

Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 20, Single Family Programs Umbrella Rule, and an order proposing new 10 TAC Chapter 20, Single Family Programs Umbrella Rule, and directing their publication for public comment in the Texas Register

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code, §2306.053, the Department is authorized to adopt rules governing the administration of the Department and its programs; and

WHEREAS, the proposed new 10 TAC Chapter 20, Single Family Programs Umbrella Rule, clarifies applicability of the Rule; updates definitions; updates eligibility requirements with respect to household property tax liabilities; clarifies housing counseling and mobility counseling requirements; updates insurance and title requirements for mortgage loan activities; and specifies refinancing guidelines;

NOW, therefore, it is hereby

RESOLVED, that the Acting Director and his designees, be and each of them hereby are authorized, empowered and directed, for and on behalf of the Department to cause the proposed repeal of 10 TAC Chapter 20 and proposed new 10 TAC Chapter 20, regarding the Single Family Programs Umbrella Rule, in the form presented to this meeting, to be published in the Texas Register for public comment and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing, including the preparation of the subchapter specific preambles.

BACKGROUND

The purpose of repealing and replacing the Single Family Programs Umbrella Rule is to clarify applicability of the Rule; update definitions; update eligibility requirements with respect to household property tax liabilities; clarify housing counseling and mobility counseling requirements; update insurance and title requirements for mortgage loan activities; specify refinancing guidelines; improve readability through the re-ordering of phrases; and improve consistency in terminology and capitalization.

Roundtables were hosted to discuss the changes to this rule in June 2019, and this draft is reflective of the Department's response to that input.

The blackline proposed rule is attached to indicate to the Board and the public what is being changed. The significant updates proposed to 10 TAC Chapter 20 are:

- §20.3 Definitions, now includes the terms "Development," "Improvement Survey," and "Reverse Mortgage."
- §20.8 Single Family Housing Unit Eligibility Requirements, includes relevant citations to the Texas Tax Code and provides further information on how a household must address property tax delinquencies in order to be eligible for assistance.
- §20.9 Fair Housing, Affirmative Marketing, Homebuyer Counseling, and Reasonable Accommodations, provides further information on federally required housing counseling requirements and provides updates to mobility counseling.
- §20.12 Insurance and Title Requirements, clarifies that the Amy Young Barrier Removal Program is excluded from this section and specifies requirements for title reports.
- §20.13 Loan, Lien, and Mortgage Requirements for Activities, specifies requirements of loans made by third-party lenders and includes new requirements for homeowners who wish to refinance their primary mortgage.

Attachment A: Preamble, including required analysis, for the proposed repeal of 10 TAC, Chapter 20, Single Family Programs Umbrella Rule

The Texas Department of Housing and Community Affairs (the Department) proposes the repeal of 10 TAC, Chapter 20, §§20.1 – 20.16, Single Family Programs Umbrella Rule. The purpose of the repeal is to eliminate an outdated rule while adopting a new updated rule under separate action.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

David Cervantes, Acting Director, has determined that, for the first five years the repeal will be in effect:

1. The repeal does not create or eliminate a government program, but relates to the repeal, and simultaneous adoption making changes to the Single Family Programs Umbrella Rule.
2. The repeal does not require a change in work that will require the creation of new employee positions, nor will the repeal reduce workload to a degree that any existing employee positions are eliminated.
3. The repeal does not require additional future legislative appropriations.
4. The repeal does not result in an increase in fees paid to the Department nor in a decrease in fees paid to the Department.
5. The repeal is not creating a new regulation, except that it is being replaced by a new rule simultaneously to provide for revisions.
6. The action will repeal an existing regulation, but is associated with a simultaneous readoption making changes to the existing Single Family Programs Umbrella Rule.
7. The repeal will not increase nor decrease the number of individuals subject to the rule's applicability.
8. The repeal will not negatively nor positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated this repeal and determined that the repeal will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The repeal does not contemplate nor authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the repeal as to its possible effects on local economies and has determined that for the first five years the repeal will be in effect there will be no economic effect on local employment; therefore no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Cervantes has determined that, for each year of the first five years the repeal is in effect, the public benefit anticipated as a result of the repealed section would be an elimination of an outdated rule while adopting a new updated rule under separate action. There will be no economic costs to individuals required to comply with the repealed section.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Cervantes also has determined that for each year of the first five years the repeal is in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

g. REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2019, to September 9, 2019, to receive input on the repealed rule. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Attn: Raul Gonzales, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941 or email htf@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 p.m., Austin local time, September 9, 2019.

STATUTORY AUTHORITY. The repeal is proposed pursuant to TEX. GOV'T CODE, §2306.053, which authorizes the Department to adopt rules.

Except as described, herein the proposed repealed rule affects no other code, article, or statute.

10 TAC, Chapter 20, Single Family Programs Umbrella Rule

§20.1. Purpose.

§20.2. Applicability.

§20.3. Definitions.

§20.4. Eligible Single Family Activities.

§20.5. Funding Notices.

§20.6. Applicant Eligibility.

§20.7. Household Eligibility Requirements.

§20.8. Single Family Housing Unit Eligibility Requirements.

§20.9. Fair Housing, Affirmative Marketing, Homebuyer Counseling, and Reasonable Accommodations.

§20.10. Inspection Requirements for Construction Activities.

§20.11. Survey Requirements.

§20.12. Insurance and Title Requirements.

§20.13. Loan, Lien, and Mortgage Requirements for Activities.

§20.14. Amendments and Modifications to Written Agreements and Contracts.

§20.15. Compliance and Monitoring.

§20.16. Waivers and Appeals.

Attachment B: Preamble, including required analysis, for proposed new 10 TAC Chapter 20, Chapter 20, Single Family Programs Umbrella Rule

The Texas Department of Housing and Community Affairs (the Department) proposes new 10 TAC, Chapter 20, §§20.1 – 20.16, Single Family Programs Umbrella Rule. The purpose of the new rule is to clarify applicability of the Rule; update definitions; update eligibility requirements with respect to household property tax liabilities; clarify housing counseling and mobility counseling requirements; update insurance and title requirements for mortgage loan activities; specify refinancing guidelines; improve readability through the re-ordering of phrases; and improve consistency in terminology and capitalization.

Tex. Gov't Code §2001.0045(b) does apply to the rule being adopted because no exceptions apply, however it should be noted that no costs are associated with this action that would have prompted a need to be offset.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

David Cervantes, Acting Director, has determined that, for the first five years the proposed rule will be in effect:

1. The new rule does not create or eliminate a government program, but relates to the readoption of this rule making changes to the Single Family Programs Umbrella Rule.
2. The new rule does not require a change in work that will require the creation of new employee positions, nor will the new rule reduce workload to a degree that any existing employee positions are eliminated.
3. The new rule does not require additional future legislative appropriations.
4. The new rule does not result in an increase in fees paid to the Department nor in a decrease in fees paid to the Department.
5. The new rule is not creating a new regulation, except that it is replacing a rule being repealed simultaneously to provide for revisions.
6. The new rule will not limit, expand or repeal an existing regulation but merely revises a rule.
7. The new rule will not increase nor decrease the number of individuals subject to the rule's applicability.
8. The new rule will not negatively nor positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated this new rule and determined that it will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The new rule does not contemplate nor authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the new rule as to its possible effects on local economies and has determined that for the first five years the new rule will be in effect there will be no economic effect on local employment; therefore no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Cervantes has determined that, for each year of the first five years the new rule is in effect, the public benefit anticipated as a result of the new rule would be to further clarify the purpose and guidelines for Single Family Programs. There will be no economic costs to individuals required to comply with the new rule.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Cervantes also has determined that for each year of the first five years the new rule is in effect, enforcing or administering the rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

g. REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2019, to September 9, 2019, to receive input on the new rule. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Attn: Raul Gonzales, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941 or email htf@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 p.m., Austin local time, September 9, 2019.

STATUTORY AUTHORITY. The new rule is proposed pursuant to TEX. GOV'T CODE, §2306.053, which authorizes the Department to adopt rules.

Except as described, herein the proposed new rule affects no other code, article, or statute. The agency certifies that legal counsel has reviewed the proposal and found it to be within the state agency's legal authority to adopt.

CHAPTER 20 SINGLE FAMILY PROGRAMS UMBRELLA RULE

§20.1. Purpose.

This Chapter sets forth the common elements of the Texas Department of Housing and Community Affairs' (the "Department") single family Programs, which include the Department's HOME Investment Partnerships Program (HOME), State Housing Trust Fund (SHTF ~~or HTF~~), Texas Neighborhood Stabilization Program (NSP), and Office of Colonia Initiatives (OCI) Programs and other single family Programs as developed by the Department. Single family Programs are designed to improve and provide affordable housing opportunities to low-income individuals and families in Texas and in accordance with Chapter 2306 of the Tex,as Gov'ternment Code and any applicable statutes and federal regulations. ~~Excluded from this Chapter are loans facilitated by the Department's pass-through first-time homebuyer Programs utilizing bond financing structures or mortgage credit certificates that have no other Department funding.~~

§20.2. Applicability.

a) This Chapter only applies to single family Programs. Program Rules may impose additional requirements related to any provision of this ~~Chapter~~chapter. Where a Program Rule is less restrictive and the item is not preempted by federal law, the provisions of this ~~Chapter~~chapter will govern Program decisions.

b) Excluded from this Chapter are Activities performed under Chapter 27 and Chapter 28 of this Title.

§20.3. Definitions.

The following words and terms, when used in this ~~Chapter~~chapter, shall have the following meanings unless the context indicates otherwise. Any capitalized terms not specifically ~~mentioned~~defined in this ~~section~~Section or any ~~section~~Section referenced in this ~~Chapter~~chapter shall have the meaning as defined in Chapter 2306 of the Tex,as Gov'ternment Code, the Program Rules, the Texas Administrative Code (TAC), or applicable federal regulations.

(1) Activity--The assistance provided to a specific Household or Administrator by which funds are used for acquisition, new construction, reconstruction, rehabilitation, refinance of an existing Mortgage, tenant-based rental assistance, or other Department approved Expenditure under a single family housing Programs.

(2) Administrator--A unit of local government, Nonprofit Organization or other entity acting as a ~~subrecipient~~Subrecipient, Developer, or similar organization that has an executed written Agreement with the Department.

(3) Affirmative Marketing Plan--HUD Form 935.2B or equivalent plan created in accordance with HUD requirements to direct specific marketing and outreach to potential tenants and homebuyers who are considered "least likely" to know about or apply for housing based on an evaluation of market area data. May be referred to as "Affirmative Fair Housing Marketing Plan" (AFHMP).

(4) Affiliate--If, directly or indirectly, either one Controls or has the power to Control the other or a third person Controls or has the power to Control both. The Department may determine Control to include, but not be limited to:

- (A) ~~i~~nterlocking management or ownership;
- (B) ~~i~~dentity of interests among family members;
- (C) ~~s~~hared facilities and equipment;
- (D) ~~e~~common use of employees; or

(E) ~~a~~ business entity which has been organized following the exclusion of a person which has the same or similar management, ownership, or principal employees as the excluded person.

(5) Affiliated Party--A person or entity with a contractual relationship with the Administrator as it relates to ~~at~~ the Program, the form of assistance under a Program, or an Activity.

(6) Agreement--Same as "Contract." May be referred to as a "Reservation System Agreement" or "Reservation Agreement" when providing access to the Department's Reservation System as defined in this ~~Chapter~~chapter.

(7) Amy Young Barrier Removal Program-- ~~A~~ Program designed to remove barriers and address immediate health and safety issues for Persons with Disabilities as outlined in the Program Rule.

(8) Annual Income--The definition of Annual Income and the methods utilized to establish eligibility for housing or other types of assistance as defined under the Program Rule.

(9) Applicant--An individual, unit of local government, nonprofit corporation or other entity, as applicable, who has submitted to the Department or to an Administrator an Application for Department funds or other assistance.

(10) Application--A request for a Contract award or a request to participate in a Reservation System submitted by an Applicant to the Department in a form prescribed by the Department, including any exhibits or other supporting material.

(11) Certificate of Occupancy--Document issued by a local authority to the owner of premises attesting that the structure has been built in accordance with building ordinances.

(12) Combined Loan to Value (CLTV)--The aggregate principal balance of all the Mortgage Loans, including Forgivable Loans, divided by the appraised value.

(13) Competitive Application Cycle--A defined period of time that Applications may be submitted according to a published Notice of Funding Availability (NOFA) that will include a submission deadline and selection or scoring criteria.

(14) Concern--A policy, practice or procedure that has not yet resulted in a Finding, but if not changed will or may result in a Finding, or disallowed costs.

~~(14)~~15 Contract--The executed written Agreement between the Department and an Administrator performing an Activity related to a single family Program that describes performance requirements and responsibilities. May also be referred to as "Agreement."

~~(15)~~16 Control--The possession, directly or indirectly, of the power to direct or cause the direction of the management, operations or policies of any person or entity, whether through the ownership of voting securities, ownership interests, or by contract or otherwise.

~~(16)~~17 Debt--A duty or obligation to pay money to a creditor, lender, or person which can include car payments, credit card bills, loans, child support payments, and student loans.

~~(17)~~18 Debt-to-Income Ratio--The percentage of gross monthly income from Qualifying Income that goes towards paying off Debts and is calculated by dividing total recurring monthly Debt by gross monthly income expressed as a percentage.

~~(18)~~19 Deobligate--The cancellation of or release of funds under a Contract or Agreement as a result of expiration of, termination of, or reduction of funds under a Contract or Agreement.

~~(19)~~20 Developer--Any person, general partner, Affiliate, or Affiliated Party or affiliate of a person who owns or proposes a Development or expects to acquire control of a Development and is the person responsible for performing under the Contract with the Department.

(21) Development--A residential housing project for homeownership that consists of one or more units owned by the Developer during the development period and financed under a common plan which has applied for Department funds. This includes a project consisting of multiple units of housing that are located on scattered sites.

~~(22)~~(20) Domestic Farm Laborer--Individuals (and the Household) who receive a substantial portion of their

income from the production or handling of agricultural or aquacultural products.

~~(23)~~(21) Draw--Funds requested by the Administrator, approved by the Department and subsequently disbursed to the Administrator.

~~(24)~~(22) Enforcement Committee--The Committee as defined in Chapter 2 of this Title.

~~(25)~~ Finding--An Administrator's material failure to comply with rules, regulations, the terms of the Contract, or to provide services under a Program to meet appropriate standards, goals, and other requirements established by the Department or funding source (including performance objectives). A Finding impacts the organization's ability to achieve the goals of the program and may jeopardize continued operations of the Administrator. A Finding includes the identification of an action or failure to act that results or may result in disallowed costs.

~~(26)~~(23) Forgivable Loan--Financial assistance in the form of a Mortgage Loan that is not required to be repaid if the terms of the Mortgage Loan are met.

~~(27)~~(24) HOME Program--A HUD funded Program authorized under the HOME Investment Partnerships Program at 42 U.S.C. §§12701 - 12839.

~~(28)~~(25) Household--One or more persons occupying a rental unit or owner-occupied Single Family Housing Unit as their primary residence. May also be referred to as a "family" or "beneficiary."

~~(29)~~(26) Housing Trust Fund or State Housing Trust Fund (SHTF)--State-funded Programs authorized under Chapter 2306 of Texas Government Code.

~~(30)~~(27) Housing Contract System (HCS)--The electronic information system that is part of the "central database" established by the Department to be used for tracking, funding, and reporting single family Contracts and Activities.

~~(31)~~(28) HUD--The United States Department of Housing and Urban Development or its successor.

~~(32)~~ Improvement Survey--A boundary survey plus land improvements by a Texas surveyor with a surveyor's seal, license number, and signature, meeting the requirements of the Texas Board of Professional Land Surveying under Chapter 663, Part 29, Title 2 of the TAC, showing (at a minimum) the accompanying legal description; all boundaries clearly labeled with calls and distance found on the ground and per the legal description; the location of all improvements, structures, visible utilities, fences, or walls; any boundary or visible encroachments; all adjoiners and recording information; location of all easements, setback lines, and utilities; or other recorded matters affecting the use of the property.

~~(33)~~(29) Life-of-Loan Flood Certification--Tracks the flood zone of the Single Family Housing Unit for the life of the Mortgage Loan.

~~(34)~~(30) Limited English Proficiency (LEP)--Refers to persons who do not speak English as their primary language and who have a limited ability to read, speak, write, or understand English. Requirements as issued by HUD and the Department of Justice to ensure meaningful and appropriate access to programs and activities by individuals who have a limited ability to read, write, speak or understand English.

~~(35)~~(31) Loan Assumption--An agreement between the buyer and seller of Single Family Housing Unit that the buyer will make remaining payments and adhere to terms and conditions of an existing Mortgage Loan on the Single Family Housing Unit and Program requirements. A Mortgage Loan assumption requires Department approval.

~~(36)~~(32) Manufactured Housing Unit (MHU)--A structure that meets the requirements of Texas Manufactured Housing Standards Act, Chapter 1201 of the Texas Occupations Code or FHA guidelines as required by the Department.

~~(37)~~(33) Mortgage--Has the same meaning as defined in ~~Section §2306.004~~ of the Texas Government Code.

~~(38)~~(34) Mortgage Loan--Has the same meaning as defined in ~~Section §2306.004~~ of the Texas Government Code.

~~(39)~~(35) Neighborhood Stabilization Program (NSP)--A HUD-funded program authorized by HR3221, the "Housing and Economic Recovery Act of 2008" (HERA) and Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010, as a supplemental allocation to the CDBG Program.

~~(40)~~(36) NOFA--Notice of Funding Availability or announcement of funding published by the Department notifying the public of available funds for a particular Program with certain requirements.

~~(41)~~(37) Nonprofit Organization--An organization in which no part of its income is distributable to its members, directors or officers of the organization and has a current tax exemption classification status from the Internal Revenue Service in accordance with the Internal Revenue Code.

~~(42)~~(38) Office of Colonia Initiatives--A division of the Department authorized under Chapter 2306 of Texas Government Code which acts as a liaison to the colonias and manages some Programs in the colonias.

~~(43)~~(39) Parity Lien--A lien position whereby two or more lenders share a security interest of equal priority in the collateral.

~~(44)~~(40) Persons with Disabilities-- Any person who has a physical or mental impairment that substantially limits one or more major life activities; or has a record of such an impairment; or is being regarded as having such impairment. Included in this meaning is the term handicap as defined in the Fair Housing Act, and disability as defined by other applicable federal or state law. Any person who has a physical or mental impairment that substantially limits one or more major life activities and has a record of such impairment; or is regarded as having such impairment.

~~(45)~~(41) Principal Residence--The primary Single Family Housing Unit that a Household inhabits. May also be referred to as "primary residence."

~~(46)~~(42) Program--The specific fund source from which single family funds are applied for and used.

~~(47)~~(43) Program Income--Gross income received by the Administrator or Affiliate directly generated from the use of single family funds, including, but not limited to gross income received from matching contributions under the HOME Program.

~~(48)~~(44)--Program Manual--A set of guidelines designed to be an implementation tool for ~~at~~ the single family Programs which allows the Administrator to search for terms, statutes, regulations, forms and attachments. ~~A~~The Program Manual is developed by the Department and amended or supplemented from time to time to ~~time~~.

~~(49)~~(45) Program Rule--Chapters of this Title which pertain to specific single family Program requirements.

~~(50)~~(46) Qualifying Income---The income used to calculate the Applicant and co-Applicant's debt-to-income ratio and excludes the total of any income not received consistently for the past 12 months from the date of Application including, but ~~is~~ not limited to, income from a full or part time job that lacks a stable job history, potential bonuses, commissions, and child support. Income received for less than 12 months such as retirement annuity or court ordered payments will be considered only if it is expected to continue at least 24 months in the foreseeable future.

~~(51)~~(47) Reservation--Funds set-aside for a Household submitted through the Department's Reservation System.

~~(52)~~(48) Reservation System--The Department's online tracking system that allows Administrators to reserve funds for a specific Household.

~~(53)~~(49) Resolution--Formal action by a corporate board of directors or other corporate body authorizing a particular act, transaction, or appointment. Resolutions must be in writing and state the specific action that was approved and adopted, the date the action was approved and adopted, and the signature of person or persons authorized to sign resolutions. Resolutions must be approved and adopted in accordance with the corporate bylaws of the issuing organization.

~~(54)~~ Reverse Mortgage--A Home Equity Conversion Mortgage insured by the FHA.

~~(55)~~(50) Self-Help--Housing Programs that allow low, very low, and extremely low-income families to build or rehabilitate their Single Family Housing Units through their own labor or volunteers.

~~(56)~~(51) Single Family Housing Unit--A residential dwelling designed and built for a Household to occupy as its primary residence where single family Program funds are used for rental, acquisition, construction, reconstruction or rehabilitation Activities of an attached or detached housing unit, including Manufactured Housing Units after installation. May be referred to as a single family "home," "housing," "property," "structure," or "unit."

~~(52) Subrecipient--Same as "Administrator."~~

~~(57) TAC~~—Texas Administrative Code.

~~(58)~~(53) TMCS--Texas Minimum Construction Standards located at <http://www.tdhca.state.tx.us/single-family/training/index.htm>.

§20.4. Eligible Single Family Activities.

(a) Availability of funding for and specific Program requirements related to the Activities described in subsection (b)(1) - (7) of this section are defined in each Program's Rules.

(b) Activity Types for eligible single family housing Activities include the following, as allowed by the Program Rule or NOFA:

(1) ~~r~~Rehabilitation, or new construction of Single Family Housing Units;

(2) ~~r~~Reconstruction of an existing Single Family Housing Unit on the same site;

(3) ~~r~~Replacement of existing owner-occupied housing with a new MHU;

(4) ~~a~~Acquisition of Single Family Housing Units, including acquisition with rehabilitation and accessibility modifications;

(5) ~~r~~Refinance of an existing Mortgage or Contract for Deed mortgage;

(6) ~~†~~Tenant-based rental assistance; and

(7) ~~a~~Any other single family Activity as determined by the Department.

§20.5. Funding Notices.

(a) The Department will make funds available for eligible Administrators for single family activities through NOFAs, requests for qualifications (RFQs), request for proposals (RFPs), or other methods describing submission and eligibility guidelines and requirements.

(b) Funds may be allocated through Contract awards by the Department or by Department authority to submit Reservations.

(c) Funds may be subject to regional allocation in accordance with Chapter 2306 of the Texas Government Code.

(d) Eligible Applicants must comply with the provisions of the Application materials and funding notice and are responsible for the accuracy and timely submission of all Applications and timely correction of all deficiencies.

§20.6. Applicant Eligibility.

(a) Eligible Applicants may include entities such as units of local governments, Nonprofit Organizations, or other entities as further provided in the Program Rule and/or NOFA.

(b) An Applicants shall be in good standing with the Department, Texas Secretary of State, Texas Comptroller of Public Accounts and HUD, as applicable.

(c) An Applicants shall comply with all applicable state and federal rules, statutes, or regulations including those administrative requirements in 10 TAC Chapter 1.

(d) An Applicants must provide Resolutions in accordance with the applicable Program Rule.

(e) The actions described in the following paragraphs (1) - ~~(3)(5)~~ of this subsection may cause an Applicant and any Applications they have submitted, to be ineligible:

(1) Applicant did not satisfy all eligibility and/or threshold requirements described in the applicable Program Rule and NOFA;

~~(2) Applicant failed to make timely payments on fee commitments or on debts to the Department for which the Department has initiated formal collection or enforcement actions;~~

~~(3) Applicant failed to comply with any other provisions of debt instruments held by the Department including, but not limited to, such provisions as timely payment of property taxes and insurance;~~

~~(2)(4) Applicant is debarred by HUD or the Department; or~~

~~(3)(5) Applicant is currently noncompliant or has a history of noncompliance with any Department Program. Each Applicant will be reviewed by the Executive Award and Review Advisory Committee (EARAC) for its compliance history by the Department, as provided in §1.302 and §1.303 of this Title. An Applications submitted by an Applicants found to be in noncompliance or otherwise violating the rules of the Department may be terminated, recommended with conditions, and/or not recommended for funding by EARAC.~~

(f) The Department reserves the right to adjust the amount awarded based on the Application's feasibility, underwriting analysis, the availability of funds, or other similar factors as deemed appropriate by the Department.

(g) The Department may decline to fund any Application if the proposed Activities do not, in the Department's sole determination, represent a prudent use of the Department's funds. The Department is not obligated to proceed with any action pertaining to any Applications which are received, and may decide it is in the Department's best interest to refrain from pursuing any selection process. The Department reserves the right to negotiate individual components of any Application.

(h) If an Applicant/Administrator is originating or servicing a Mortgage Loan, the Applicant/Administrator must possess all licenses required under state or federal law for taking the Application of and/or servicing a residential mortgage loan and must be in good standing with respect thereto, unless Applicant/Administrator is specifically exempted from such licensure pursuant to the applicable state and federal laws and regulations regarding residential mortgage loans.

§20.7. Household Eligibility Requirements.

(a) The method used to determine Annual Income will be provided in the Program Rule.

(b) ~~A Household~~Households must occupy the Single Family Housing Unit as their Principal Residence for the entirety of the affordability period as established by the Program Rule. If the Household fails to do so, the Department may declare the Mortgage Loan in default and accelerate the note.

§20.8. Single Family Housing Unit Eligibility Requirements.

~~(a) A Single Family Housing Unit must be located in the State of Texas and in the case of acquisition or construction assistance, the Household must have good and marketable title at the closing of any Mortgage Loan.~~

(b) Real property taxes assessed on an owner-occupied Single Family Housing Unit must be current prior to the date of Mortgage Loan closing or effective date of the grant agreement. Delinquent property taxes will result in disapproval of the Activity unless one or more of the following conditions are satisfied:

(1) Household must be satisfactorily participating in an approved installment agreement in accordance with Texas Tax Code §33.02 with the taxing authority, and must be current for at least three consecutive months prior to the date of Application;

(2) Household must have qualified for an approved tax deferral plan agreement in accordance with Texas Tax Code §§33.06 or 33.065; or

(3) Household must have entered into an installment agreement under Texas Tax Code §§31.031 or 31.032, have made at least one payment under the agreement, and be current on the installment plan.

~~(b) Real property taxes assessed on an owner-occupied Single Family Housing Unit must be current (including prior years). Alternatively, the Household must be satisfactorily participating in an approved payment plan with the taxing authority and must be current for at least six consecutive months prior to the date of Application, or must have qualified for an approved tax deferral plan, or received a valid exemption from real property taxes.~~

~~(c) An owner-occupied Single Family Housing Unit must not be encumbered with any liens which impair the good and marketable title as of the date of the Mortgage Loan closing or effective date of the grant agreement. The Department will require the owner to be current on any existing Mortgage Loans or home equity loans prior to assistance.~~

~~(d) Prior to any Department assistance, The Department will require the owner to must be current on any existing Mortgage Loans or home equity loans prior to assistance.~~

§20.9. Fair Housing, Affirmative Marketing, Homebuyer Counseling, and Reasonable Accommodations.

(a) In addition to Chapter 1, Subchapter B of this Title, ~~an~~ Administrators must comply with all applicable state and federal rules, statutes, or regulations, involving accessibility including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, and the Architectural Barriers Act as well as state and local building codes that contain accessibility requirements; where local, state, or federal rules are more stringent, the most stringent rules shall apply. Administrators receiving Federal or state funds must comply with the Age Discrimination Act of 1975.

(b) Affirmative Marketing and Procedures. An Administrator receiving Federal or state funds must have an Affirmative Marketing Plan. The AFHMP must be submitted to the Department each time the Administrator applies for a new contract or a new type of activity, and reflect marketing activities specific to the activity type. The plan must be submitted at a minimum of every three years if the Administrator continues to accept new applications.

(1) Administrators must use HUD Form 935.2B, the form on the Department's website, or create an equivalent AFHMP that includes:

(A) Identification of the population "least likely to apply" for the Administrator's Program(s) without special outreach efforts. Administrators may use the Department's single family affirmative marketing tool to determine populations "least likely to apply." If Administrators use another method to determine the populations "least likely to apply" the AFHMP must provide a detailed explanation of the methodology used. Persons with Disabilities must always be included as a population least likely to apply.

(B) Identification of the methods of outreach that will be used to attract persons identified as least likely to apply. Outreach methods must include identification of a minimum of three organizations with whom the Administrator plans to conduct outreach, and whose membership or clientele consists primarily of protected class members in the groups least likely to apply. If the Administrator is unable to locate three such groups, the reason must be documented in the file.

(C) Identification of the methods to be used for collection of data and periodic evaluation to determine the success of the outreach efforts. If efforts have been unsuccessful, the Administrator's AFHMP should be revised to include new or improved outreach efforts.

(D) Description of the fair housing trainings required for Administrator staff, including delivery method, training provider and frequency. Training must include requirements of the Fair Housing Act relating to financing and advertising, expected real estate broker conduct, as well as redlining and zoning for all

programs, and discriminatory appraisal practices for programs involved in homebuyer transactions.

(E) A description for the provision of applicable counseling programs and educational materials that will be offered to Applicants. An Administrators offering any Mortgage Loan utilizing federal funds acquisition programs must require that potential home purchasers receive homeownership counseling and education at the time assistance is approved. Housing counseling may take place in-person or by telephone. Counseling may be provided online only if it is customized to the individual Household. Counseling must address pre- and/or post-purchase topics, as applicable to the Borrower's needs. A certificate of completion of counseling must be dated not more than 12 months from the date of submission of Mortgage Loan aApplication. For an Applicant who will receive assistance from a federally funded Program on or after August 1, 2020, homeownership counseling must be provided by HUD-certified counselors working for agencies participating in HUD's Housing Counseling Program.

(2) Applicability.

(A) Affirmative marketing is required as long as an Administrator is accepting applications ~~and/or~~ until all dwelling units are sold in the case of single family homeownership programs.

(B) ~~An Administrators that currently have~~ has an existing list of Applicants and are not accepting new Applicants or establishing a waitlist are not required to affirmatively market until preparing to accept new Applications, but must develop a plan as described in subsection (b) of this section above. EXAMPLE: An Administrator has an active HOME Reservation System Participation Agreement with a closed waiting list. The Administrator must develop an affirmative marketing plan, but does not have to affirmatively market that portion of its ~~P~~program. The Administrator should serve its waitlist. When the Administrator is nearing the bottom of the waitlist it should begin to affirmatively market the program, open up the program to new Applicants, finish serving the existing Households on the waitlist, and all new Applicants will be held for 30 calendar days, and then selected based on the neutral random selection process as described in paragraph (3) of this subsection.

(C) ~~An Administrators~~ providing assistance in more than one service area must provide a separate plan for each market area in which the housing assistance will be provided.

(3) After the required outreach efforts have been made, ~~an Administrator~~ all Administrators must accept ~~A~~applications from possible eligible Applicants for a minimum of a 30 calendar day period. A first-come, first-served basis may not be used when initially selecting among eligible Applicants. rather than a first-come, first-served basis when selecting among eligible Applicants. At the close of the minimum 30 calendar day application period an Administrators must will select Applicants through a neutral random selection process that the developed by the Administrator has written. Only after the Administrator has ~~After Administrators have~~ allowed for a the minimum 30 calendar day period to accept applications and has used a neutral random selection process to assist Households, may the Administrator then they may accept applications on a first-come, first-served basis if funds remain in the current contract or Activity type. A HOME Tenant Based Rental Assistance Reservation System Participant ~~Participant~~ Applicant or Administrator ~~Participants with~~ applying for disaster funds may request that the Director of Programs or designee approve to be exempt an exemption from the 30 calendar day period and the neutral random selection process, as necessary to respond to the disaster.

(4) ~~An Administrators~~ must include as an attachment to HUD Form 935.2B or equivalent AFHMP, a waitlist policy including any Department approved preferences used in selecting Applicants from the list. Administrators of the Amy Young Barrier Removal Program may have a preference prioritizing Households to prevent displacement from permanent housing, or to foster returning to permanent housing related to inaccessible features of the unit. ~~An Administrators who have~~ that has defined preferences in ~~their~~ its written waitlist procedures or tenant selection plans, as applicable, will employ preferences first and select Applicants from the list of Applicants meeting the defined preference, still using the neutral random selection process. ~~An Administrators of a federally funded Program~~ programs may only request to establish

preferences that are included in Department planning documents, specifically the One Year Action Plan or Consolidated Plan, or as otherwise allowed for CDBG funded Activities. EXAMPLE: A HOME Program Administrator has specific program requirements to assist one in every four Households at 30% area median family income. This Administrator should use a neutral random selection process to rank Applicants, and select going down the list. When the Administrator must assist a Household at or below 30% area median income they will then go down the list and select, in order, a Household at the 30% income level.

(5) An Administrator offering homeownership or rental assistance that allows the Household to relocate from their current residence must provide the Household access to mobility counseling. For homeownership, mobility counseling may be included in homeownership counseling and education trainings, and must cover the criteria noted in subparagraphs (A) to (C) of this paragraph.

(A) Mobility counseling must, at a minimum, include easily understandable information that the Household can use in determining areas of opportunity within a service area, which must at minimum include provide the following: which areas have lower poverty rates, average income information of different areas, school ratings, crime statistics, available area services, public transit, and other items the Administrator deems appropriate in helping the Household make informed choices when identifying housing to fair housing. ~~Administrators may use resources offered by "Community Commons" as a tool in identifying areas of opportunity in their community. This data resource can be located at <https://www.communitycommons.org/>.~~

(B) Mobility counseling may be offered online or in-person, and must be customized for the Household. ~~Information provided for mobility counseling may be offered via the Administrator's website or in paper form.~~

(C) An Administrator must collect signed certifications from Applicants acknowledging they have received mobility counseling ~~the receipt of information~~. Certifications may be collected as a standalone form or may be integrated into existing program forms.

(6) Administrator must conduct ~~An~~ analysis of the AFHMP ~~must be conducted~~ at the close out of the contract or Activity and attach it ~~ed~~ to any subsequent AFHMP submitted for the same program.

(7) In the case of any Applicant's denial from a program, a letter providing the specific reason for the denial must be provided to the Applicant within seven calendar days of the denial. Administrators must keep a record of all denied Applicants including the basis for denial. Such records must be retained for the record retention period described by the Agreement or other sources.

(8) Administrators must provide Applicants with eligibility criteria, which shall include the procedures for requesting a reasonable accommodation to the Administrator's rules, policies, practices, and services, including but not limited to, particularly as it relates to the Application process.

(9) Administrators must include the Equal Housing Opportunity logo and slogan on any commercial and other media used in marketing outreach.

(10) Copies of all outreach and media ads must be kept ~~in a separate record~~ and made available to the Department upon request.

(c) A copy of all Reasonable Accommodation requests and the Administrator's compliant responses to such requests, in accordance with §1.204 of this Title (relating to Reasonable Accommodations), must be kept as stated in §1.409 of this Title (relating to Records Retention). ~~in addition to responses sent by the Administrator.~~

(d) Provisions Related to Limited English Proficiency.

(1) Administrators must have a Language Access Assistance Plan that ensures persons with Limited English Proficiency ("LEP") have meaningful access and an equal opportunity to participate in services, activities, programs, and other benefits.

(2) Materials that are critical for ensuring meaningful access to an Administrator's major activities and

programs, including but not limited to Applications, mortgage loan applications, consent forms and notices of rights, should be translated for any population considered least likely to apply that meets the threshold requirements of Safe Harbor LEP provisions as provided by HUD and published on the Department's website. Materials considered critical for ensuring meaningful access should be outlined in the Administrator's Language ~~Access~~ Assistance Plan.

(3) If ~~T~~he Administrator is required to translate ~~V~~vital ~~D~~ocuments under Safe Harbors guidelines, they must include in their Language ~~Access~~ Assistance Plan how such translation services will be provided (e.g., whether the Administrator will use voluntary or contracted qualified translation services, telephonic services, or will identify bilingual staff that will be available to assist Applicants in completing vital documents and/or accessing vital services). If the Administrator plans to use bilingual staff in its translation services, contact information for bilingual staff members must be provided.

(4) The ~~Language Access Plan~~ plan must be submitted to the Department upon request and be available for review during monitoring visits. HUD and the Department of Justice have issued requirements to ensure meaningful and appropriate access to programs for LEP individuals.

(5) Administrators must offer reasonable accommodations information and Fair Housing rights information in both English and Spanish, and other languages as required by the inclusion of "least likely to apply" groups to reach populations identified as least likely to apply.

(e) The plans noted in subsections (b)(1) and (d)(1) of this section, any documentation supporting the plans, and any changes made to the plans, must be kept in accordance with recordkeeping requirements for the specific Program, and in accordance with 10 TAC §1.409~~7~~ (relating to Records Retention).

§20.10. Inspection Requirements for Construction Activities.

~~(a) The inspection requirements in this section are applicable~~ Applicable to all construction activities, except for the Amy Young Barrier Removal Program, is excluded from §20.10, Inspection Requirements for Construction Activities, of this Chapter to the extent funded with SHTF.

(1) Interim inspections of construction progress ~~are may be required to document for a~~ Draw request.

(2) Final inspections are required for all single family construction Activities. The inspection must document that the Activity is complete; meets all applicable codes, requirements, zoning ordinances; and has no known deficiencies related to health and safety standards.

(A) A copy of the final inspection report must be provided to the Department and to the Household.

(B) Third party certification of compliance with the Minimum Energy Efficiency Requirements for Single Family Construction Activities under 10 TAC Chapter 21 is required, as applicable.

(b) New construction requirements.

(1) A Certificate of Occupancy shall be issued prior to final payment for construction, as applicable. In instances where the local jurisdiction does not issue a Certificate of Occupancy for the Activity undertaken, the Administrator must provide to the Department documentation evidencing that the Single Family Housing Unit has passed all required building codes in accordance to subsection (a)(2) of this section.

(2) Applicant must demonstrate compliance with Tex. Gov't Code §2306.514 ~~Section 2306.514 of the Texas Government Code~~, "Construction Requirements for Single Family Affordable Housing," and applicable Program Rules.

(c) Reconstruction requirements.

(1) The initial inspection must identify all substandard conditions listed in TMCS along with any other health or safety concerns, ~~unless the unit has been condemned or in the case of a HOME Activity, the unit to be reconstructed is an MHU. A housing unit condemned by a governmental entity will not be rehabilitated.~~

(A) A copy of the initial inspection report must be provided to the Department and to the Household as applicable. The initial inspection may be waived if the local building official certifies that the extent of the

subject property's substandard conditions is beyond repair, or the property has been condemned.

(B) All substandard conditions identified in the initial inspection report shall be addressed in the work write-up and cost-estimate in adequate detail to document the need for reconstruction.

(2) A Certificate of Occupancy shall be issued prior to final payment for construction, as applicable. In instances where the local jurisdiction does not issue a Certificate of Occupancy for the Activity undertaken, the Administrator must provide to the Department documentation evidencing that the Single Family Housing Unit has passed all required building codes in accordance with subsection (a)(2) of this section.

~~(3)(2) Applicant must demonstrate compliance with Tex. Gov't Code §2306.514Section 2306.514 of the Texas Government Code, "Construction Requirements for Single Family Affordable Housing," and applicable other Program Rules.~~

(d) Rehabilitation requirements.

(1) The initial inspection must identify all substandard conditions listed in TMCS, along with any other health and safety concerns.

(A) A copy of the initial inspection report must be provided to the Department and to the Household.

(B) All substandard conditions identified in the initial inspection report shall be addressed in the work write-up and cost-estimate in adequate detail to ensure that all substandard conditions are properly corrected.

(2) Final inspections must document that all substandard and health and safety issues identified in the initial inspection have been corrected. Also, all deficient items noted on the final inspection report must be corrected prior to the final draw of funds.

(3) Administrators shall meet the applicable requirements of the TMCS. TMCS requirements may be waived only through the process provided in §20.16 of this chapter (relating to Waivers and Appeals).

~~(4) The Certificate of Occupancy may serve as the final inspection if available and acceptable in the Program Rule.~~

~~(5) All deficiencies noted on the inspector's report must be corrected prior to the final draw of funds.~~

~~(4)(6)~~ Correction of cosmetic issues, such as paint, wall texture, etc., will not be required if acceptable to the Program as outlined in the Program Rule, or if utilizing a Self-Help Construction Program.

(e) Inspector Requirements.

(1) Inspectors hired to verify compliance with this ~~Chapter~~ chapter must meet Program requirements as outlined in the Program Rule, as applicable.

(2) Within city limits and extraterritorial jurisdictions, municipal code inspectors shall conduct all inspections for local code requirements as applicable.

(3) For areas not within a city or an extraterritorial jurisdiction, all ~~All non-municipal~~ code inspectors shall conduct inspections using applicable construction standards prescribed by the Department, and Department-approved inspection forms and checklists as applicable.

(f) The Department reserves the right to reject any inspection report if, in its sole and reasonable determination, the report does not accurately represent the property conditions or if the inspector does not meet Program requirements. All related construction costs in a rejected inspection report may be disallowed until the deficiencies are adequately cured.

(g) A Single Family Housing Unit condemned by a unit of government will not be rehabilitated.

~~(g) Single Family Housing Units participating in the Colonia Self-Help Center Program and receiving utility connections only are exempt from compliance with this Chapter.~~

§20.11. Survey Requirements.

(a) The Amy Young Barrier Removal Program is excluded from the ~~§Section 20.11, Survey~~ survey Requirements ~~requirements~~, of under ~~this Chapter~~ section to the extent funded with SHTF. ~~A survey sufficient to induce a title company to issue a title insurance policy without the standard survey exception is~~

required where Program funds are used for construction or acquisition because:

(b) When Program funds are used for acquisition or construction, an Improvement Survey is required when:

- (1) ~~†~~The rehabilitation project is enlarging the footprint; or
- (2) ~~†~~The Activity is reconstruction, new construction, or acquisition of an existing home.
- (c) If allowed by the Program Rules or NOFA, existing surveys for acquisition only activities may be used if the owner certifies that no changes were made to the footprint of any building or structure, or to any improvement on the Single Family Housing Unit, and the title company accepts the certification and survey.
- (d) The Department reserves the right to determine the survey requirements on a per Activity basis if additional survey requirements would, at the sole discretion of the Department, benefit the Activity.

§20.12. Insurance and Title Requirements.

(a) The Amy Young Barrier Removal Program is excluded from this section, to the extent funded with SHTF.

(b) Title Insurance Requirements. A "Mortgagee's Title Insurance Policy" is required for all Department Mortgage Loans ~~Program Rule~~, exclusive of subordinate lien ~~m~~Mortgage Loans for down payment assistance and closing costs. ~~The title insurance must be written by a title insurer licensed or authorized to do business in the jurisdiction where the Single Family Housing Unit is located. The policy must be in the amount of the Mortgage Loan. The mortgagee named shall be: "Texas Department of Housing and Community Affairs."~~

(1) The title insurance policy shall be issued by an entity that is licensed and in good standing with the Texas Department of Insurance.

(2) The policy must be in the amount of the Mortgage Loan. The mortgagee named shall be: "Texas Department of Housing and Community Affairs."

(3) The policy must include survey deletion coverage.

(c) Title Reports.

(1) Title reports ~~may be provided in lieu of title commitments~~are acceptable only for grants when title insurance is not available. ~~Title reports shall be required when the grant funds exceed \$20,000.~~

(2) Title reports must disclose the current ownership, easements, restrictions, and liens relating to the property, and include a search for judgements, mortgages or liens, affidavits, deed restrictions, building setback and easements, and any other factors which may impair the good and marketable title to the property.

(3) The preliminary title report may not be older than six months from the date of submission of the Activity to the Department. ~~allowed by the Program Rule.~~

(3) Liens, or any other restriction or encumbrances that impair good and marketable title must be cleared on or before closing of the Department's Mortgage Loan transaction.

(d) Builder's Risk. Builder's Risk (non-reporting form only) is required ~~when~~where the Department provides construction funds in excess of \$20,000.00 for a Single Family Housing Unit ~~is being financed and/or advanced by the Department~~. At the end of the construction period, the binder must be endorsed to remove the "pending disbursements" clause.

(e) Hazard Insurance.

(1) The hazard insurance provisions are not applicable to HOME Program Activities unless required in the Program Rule.

(2) If Department funds are provided in an amount that exceeds \$20,000, then: the form of a Mortgage Loan, then:

(1A) ~~†~~The Department requires property insurance for fire and extended coverage;

(2B) Homeowner's policies or package policies that provide property and liability coverage are acceptable.

All risk policies are acceptable;

~~(3C) †~~The amount of hazard insurance coverage at the time the Mortgage Loan is funded should be no less than ~~one hundred percent (100%)~~ of the current insurable value of improvements as of the date of Mortgage Loan closing or effective date of the grant agreement; and

~~(4D) †~~The Department ~~must~~should be named as a loss payee and mortgagee on the hazard insurance policy for any Activity receiving a Mortgage Loan from the Department.

~~(f)~~(e) Flood Insurance. Flood insurance must be maintained for all structures located in special flood hazard areas as determined by the U.S. Federal Emergency Management Agency (FEMA).

(1) A Household may elect to obtain flood insurance even though flood insurance is not required. However, the Household may not be coerced or required to obtain flood insurance unless it is required in accordance with this section.

(2) Evidence of insurance, as required in this Chapter, must be obtained prior to Mortgage Loan funding. A one year insurance policy must be paid. For Amortizing Mortgage Loans, a minimum of and up to two (2) months of reserves ~~must~~may be collected at the closing of the Mortgage Loan. The Department must be named as the loss payee on the policy.

§20.13. Loan, Lien, and Mortgage Requirements for Activities.

(a) The term "Bborrower" in this section means the ~~individual or Household who~~that is borrowing funds from or through the Department for the acquisition, new construction and/or rehabilitation of a Principal Residence.

(b) The fees to be paid by the Department or Bborrower upfront or through the closing must be reasonable for the service rendered, in accordance with the typical fees paid in the market place for such activities and:

(1) Fees charged by third party Mortgage lenders are limited to the greater of ~~two percent (2%)~~ of the Mortgage Loan amount or \$3,500, including but not limited to origination, loan application, and/or underwriting fees, and

(2) Fees paid to other parties that are supported by an invoice and/or reflected on the Closing Disclosure will not be included in the limit in paragraph (1) of this subsection.

(c) A Loans made by a third-party lenders in conjunction with Mortgage Loan from a federal source must be fixed-rate and may not include pre-payment penalties, balloon payments, negative amortization, or interest-only periods.

~~(d)~~(e) Mortgage Loan Underwriting Requirements. The requirements in this paragraph shall apply to all non-forgivable amortizing Mortgage Loans.

(1) ~~Total~~ Debt-to-Income Ratio. The Household's applicant's total Debt-to-Income Ratio shall not exceed 45% percent of Qualifying Income (unless otherwise allowed or dictated by a participating lender providing a fixed rate Mortgage Loan that is insured or guaranteed by the federal government or a conventional Mortgage Loan that adheres to the guidelines set by Fannie Mae and Freddie Mac.) A potential Bborrower's spouse who does not apply for the Mortgage Loan will be required to execute the information disclosure form(s) and the deed of trust as a "non-purchasing" spouse. The "non-purchasing" spouse will not be required to execute the note. For credit underwriting purposes all debts and obligations of the primary potential Bborrower(s) and the "non-purchasing" spouse will be considered in the potential Bborrower's total Debt-to-Income Ratio.

(2) Credit Qualifications.

(A) Potential Bborrowers must have a credit history that indicates reasonable ability and willingness to meet debt obligations. In order for the Department to make a reasonable determination, all Bborrowers must provide a credit release form. The Department may utilize credit reports if less than 90 days old as part of the Mortgage Loan application or obtain tri-merge credit reports on all potential Bborrowers submitted to the Department for approval at the time of Mortgage Loan application. In addition to the

initial credit report, the Department may at its discretion obtain one or more additional credit reports before Mortgage Loan closing to ensure the potential Borrower still meets Program requirements. Acceptable outstanding debt means that all accounts are paid as agreed and are current.

(B) Unacceptable Credit. Applicants meeting one or more of the following criteria will not be qualified to receive a single family Mortgage Program Loan from the Department.

(i) ~~A~~ a credit history reflecting payments on any open consumer, retail and/or installment account (e.g., auto loans, signature loans, payday loans, credit cards or any other type of retail and/or installment loan, with the exception of a medical account) which have been delinquent for more than 30 days on two or more occasions within the last 12 months and must be current for the six months immediately preceding the loan application date.

(ii) A foreclosure or deed-in-lieu of foreclosure or a potential Borrower in default on a mortgage at the time of the short sale any of which had occurred or been completed within the last 24 months prior to the date of Mortgage Loan application.

(iii) An outstanding Internal Revenue Service tax lien or any other outstanding tax liens where the potential Borrower has not entered into a satisfactory repayment arrangement and been current for at least 12 months prior to the date of Mortgage Loan application.

(iv) A court-created or court-affirmed obligation or judgment caused by nonpayment that is outstanding at the date of Mortgage Loan application or any time prior to closing of the Mortgage Loan.

(v) Any account (with the exception of a medical account that is delinquent or has been placed for collection) that has been placed for "collection," "profit and loss" or "charged off" within the last 24 months prior to the date of Mortgage Loan application.

(vi) Any reported delinquency on any government debt at the date of Mortgage Loan application.

(vii) A bankruptcy that has been filed within the past 24 months prior to the date of Mortgage Loan.

(viii) Any reported child support payments in arrears unless the potential Borrower has evidence of having met satisfactory payment arrangements for at least 12 months prior to the date of Mortgage Loan.

(C) Mitigation for Unacceptable Credit. The following exceptions will be considered as mitigation to the unacceptable credit criteria in subparagraph (B) of this paragraph:

(i) ~~The~~ the potential Borrower is a Domestic Farm Laborer and receives a substantial portion of his/her income from the production or handling of agriculture or aquacultural products, and has demonstrated the ability and willingness to meet debt obligations as determined by the Department.

~~(ii) The potential borrower has medical accounts that are delinquent or that have been placed for collection.~~

~~(ii)(iii)~~ the potential Borrower provides documentation to evidence that the outstanding delinquency or unpaid account has been paid or settled or the potential Borrower has entered into a satisfactory repayment arrangement or debt management plan and been current for at least 12 consecutive months prior to the date of Mortgage Loan.

~~(iii)(iv)~~ the potential Borrower submits to the Department a written explanation of the cause for the previous delinquency, which has since been brought current and is acceptable to the Executive Director or his or her designee.

~~(iv)(v)~~ Any and all outstanding judgments must be released prior to closing of Mortgaged Loan.

~~(v)(vi)~~ If a potential Borrower is currently participating in a debt management plan, and the trustee or assignee provides a letter to the Department stating they are aware and agree with the potential borrower applying for a Mortgage Loan. If a potential Borrower filed a bankruptcy, the bankruptcy must have been discharged or dismissed more than 12 months prior to the date of Mortgage Loan application and the potential Borrower has re-established good credit with at least one existing or new active consumer account or credit account that is in good standing with no delinquencies for at least 12 months prior to the date of Mortgage Loan application.

~~(vi)(vii)~~ If a Chapter 13 Bankruptcy was filed, a potential Borrower must have satisfactorily made 12 consecutive payments and obtain court trustee's written approval to enter into Mortgage Loan.

(D) Liabilities.

(i) ~~The~~ the potential Borrower's liabilities include all revolving charge accounts, real estate loans, alimony, child support, installment loans, and all other debts of a continuing nature with more than ~~ten~~ (10) monthly payments remaining. Debts for which the potential borrower is a co-signer will be included in the total monthly obligations. For payments with ten or fewer monthly payments remaining, there shall be no late payments within the past 12 months or the debt will be included into the Debt-to-Income Ratio ~~debt ratio~~ calculation. Payments on installment debts which are paid off prior to funding are not included for qualification purposes. Payments on all revolving debts (e.g., credit cards, payday loans, lines of credit, unsecured loans) and certain types of installment loans that appear to be recurring in nature will be included in the Debt-to-Income Ratio calculation, even if the potential Borrower intends to pay off the accounts, since the potential Borrower can reuse those credit sources, unless the account is paid off and closed. If the credit report shows a revolving account with an outstanding balance but no specific minimum payment, the payment must be calculated as the greater of 5% of the outstanding balance or \$10. If the potential Borrower provides a copy of the current statement reflecting the monthly payment that amount may be used for the Debt-to-Income Ratio ~~debt ratio~~ calculation.

(ii) if a potential Borrower provides written evidence that a debt will be deferred at least 12 months from the date of closing, the debt will not be included in the Debt-to-Income Ratio calculation. Payments on any type of loan that have been deferred or have not yet commenced, including student loans and accounts in forbearance, will be calculated using ~~one percent~~ (1%) of the outstanding balance or monthly payment reported on the potential Borrower's credit report ~~for student loans~~, whichever is less. Other types of loans with deferred payment will be calculated using the monthly payment shown on the potential Borrower's credit report. If the credit report does not include a monthly payment for the loan, the monthly payment shown in the loan agreement or payment statement will be utilized. ~~If a potential borrower provides written evidence that debt will be deferred at least 12 months from the date of closing, the debt will not be included in the debt ratio calculation.~~

(E) Non-Traditional Credit and Insufficient Credit. If sufficient credit history is not evidenced based on subparagraph (2)(A) of this subsection, an Applicants must provide three lines of nontraditional credit such as utility payments, auto insurance, cell phone payments, child care or other credit, as approved by the Department, listed in their name and reflecting no more than one 30 day delinquency on payments due to nontraditional creditors within the last 12 months. The Non-Traditional Credit provided must not qualify as Unacceptable Credit as specified in and meet the requirements of subparagraph (B) of this paragraph.

(F) Equal Credit Opportunity Act. The Department and/or the Administrator on behalf of the Department will comply with all federal and state laws and regulations relating to the extension of credit, including the Equal Credit Opportunity Act (ECOA) (15 U.S.C. 1691 et seq.) and its implementing regulation at 12 CFR Part 1002 (Regulation B) when qualifying potential Borrower(s) to receive a single family Mortgage Loan ~~Program loan~~ from the Department.

~~(e)(d)~~ The Department reserves the right to deny assistance in the event that the senior lien conditions are not to the satisfaction of the Department, as outlined in the Program Rules.

~~(f)(e)~~ Lien Position Requirements.

(1) A Mortgage Loan made by the Department shall be secured by a first lien on the real property if the Department's Mortgage Loan is the largest Mortgage Loan secured by the real property; or

(2) The Department may accept a Parity Lien position if the original principal amount of the leveraged Mortgage Loan is equal to or greater than the Department's Mortgage Loan; or

(3) The Department may accept a subordinate lien position if the original principal amount of the leveraged Mortgage Loan is at least ~~fifty five percent~~ (55%) of the combined loans; however, liens related to other

subsidized funds provided in the form of grants and non-amortizing Mortgage Loans, such as deferred payment or Forgivable Loans, must be subordinate to the Department's payable Mortgage Loan.

~~(g)(f)~~ Loan Terms. All ~~Mortgage Loan~~ loan terms must meet all of the following criteria:

- (1) May not exceed a term of 30 years;
- (2) May not be for a term of less than five years; and
- (3) Interest rate may be as low as ~~0% zero percent~~ as provided in the Program Rules.

~~(h)(g)~~ Loan Assumption. A Mortgage Loan may be assumable if the Department determines the potential ~~B~~borrower assuming the Mortgage Loan is eligible according to the underwriting criteria of this section and complies with all Program requirements in effect at the time of the assumption.

~~(i)(h)~~ Cash Assets. An Applicant with unrestricted cash assets in excess of \$25,000 must use such excess funds towards the acquisition of the property in lieu of loan proceeds. Unrestricted cash assets for this purpose are Net Family Assets defined in 24 CFR §5.603.

~~(j)(i)~~ Appraisals.

- (1) An appraisal is required by the Department on each property that is part of an acquisition Activity, except for down payment assistance only, prior to closing to determine the current market value.
- (2) The appraisal must conform to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation.
- (3) The Appraiser must have an active and current license by the Texas Appraisal Licensing and Certification Board.

~~(k)(j)~~ Combined Loan to Value. The Combined Loan to Value ratio of the property may not exceed ~~100% percent~~ of the cost to acquire the property. The lien amounts of Forgivable Loans shall be included when determining the Combined Loan to Value ratio. The cost to acquire the property may exceed the appraised value only for an amount not to exceed the closing costs to the extent of closing costs but in no case may result in cash back to the ~~B~~borrower or exceed the limits under subsection (b)(1) of this section.

~~(l)(k)~~ Escrow Accounts.

- (1) An escrow account must be established if:
 - (A) the Department holds a first lien Mortgage Loan which is due and payable on a monthly basis to the Department; or
 - (B) the Department holds a subordinate Mortgage Loan and the first lien lender does not require an escrow account, the Department ~~will~~may require an escrow account to be established.
- (2) If an escrow account held by the Department is required under one of the provisions described in this subsection, then the following provisions described in subparagraphs (A) - (F) of this paragraph are applicable:
 - (A) The ~~B~~borrower must contribute monthly payments to cover the anticipated costs, as calculated by the Department, of real estate taxes, hazard and flood insurance premiums, and other related costs as applicable;
 - (B) Escrow reserves shall be calculated based on land and completed improvement values;
 - (C) The Department may require up to two months of reserves for hazard and/or flood insurance, and property taxes to be collected at the time of closing to establish the required escrow account;
 - (D) In addition, the Department may also require that the property taxes be prorated at the time of closing and those funds be deposited with the Department;
 - (E) The ~~B~~borrower will be required to deposit monthly funds to an escrow account with the Mortgage Loan servicer in order to pay the taxes and insurance. This will ensure that funds are available to pay for the cost of real estate taxes, insurance premiums, and other assessments when they come due;
 - (F) These funds are included in the ~~B~~borrower's monthly payment to the Department or to the servicer; and
 - (G) The Department will establish and administer the escrow accounts in accordance with the Real Estate Settlement and Procedures Act of 1974 (RESPA) under 12 U.S.C. §2601 and its implementing regulations at

12 CFR ~~§Part~~ 1024 (Regulation X), as applicable.

~~(m)(4)~~ Requirements for Originating Mortgage Loans for the Department.

(1) Any Administrator or staff member of an Administrator originating Mortgage Loans for the Department must be properly licensed and registered as a residential mortgage loan originator in accordance with Chapters 157 and 180 of the Texas Finance Code and its implementing regulations at Chapter 81, Part 4 of Title 7 of the ~~TACTexas Administrative Code~~, unless exempt from licensure or registration pursuant to the applicable state and federal laws and regulations regarding residential mortgage loans.

(A) The Department reserves the right to reject any Mortgage Loan application originated by an Administrator or individual that is not properly licensed or registered.

(B) The Department will not reimburse any expenses related to a ~~rejected~~ Mortgage Loan application received from an Administrator or individual that is not properly licensed or registered.

(2) Only Administrators approved by the Department may issue initial mortgage disclosures, including the Loan Estimate and other integrated disclosures for Mortgage Loans made by the Department as required under RESPA, Regulation X, the Dodd Frank Wall Street Reform and Consumer Protection Act (Dodd Frank) at 124 Stat.1375, the Truth in Lending Act (TILA) at 15 U.S.C. §1601 and its implementing regulations at 12 CFR §1026 (Regulation Z), and any applicable Texas laws, statutes, and regulations regarding consumer disclosures for residential mortgage loan transactions.

(A) The Department reserves the right to reject any application for Mortgage Loan and Loan Estimate submitted by an Administrator that has not received Department approval because the loan product as disclosed is not offered or the Borrower does not qualify for that loan product.

(B) The Department will not reimburse any expenses related to a Loan Estimate or Application received from an Administrator that does not have Department approval.

(3) Only an Administrators approved by the Department may issue final mortgage disclosures, including the Closing Disclosures and other integrated disclosures, for Mortgage Loans made by the Department as required under RESPA, Regulation X, Dodd Frank, TILA, Regulation), and any applicable Texas laws, statutes, and regulations regarding consumer disclosures for residential mortgage loan transactions.

(A) The Department reserves the right to reject any Closing Disclosure issued by an Administrator or title company without Department approval.

(B) The Department reserves the right to refuse to fund a Mortgage Loan with a Closing Disclosure that does not have Department approval.

(4) The Department will not allow disbursement of any portion of the Department's Mortgage Loan for acquisition until seller delivers to the Borrower a fully executed deed to the property. After execution of the deed, the deed must be recorded in the records of the county where the property is located.

(5) The first monthly mortgage payment upon closing of the Mortgage Loan with monthly scheduled payments will be due one full month after the last day of the month in which the Mortgage Loan closed. For example, if the Mortgage Loan closed on May 10th or May 30th, the first Mortgage payment will be due July 1st.

~~(n)(m)~~ Principal Residence. Loans are only permitted for potential Borrowers who will occupy the property as their Principal Residence. The property must be occupied by the potential Borrower within the later of 60 days after closing or completion of the final Draw of Department funds for rehabilitation, or reconstruction and It must remain the Household's their Principal Residence as defined in the Mortgage Loan documents or in the case of Forgivable Loans, until the forgiveness period has concluded in accordance with the Mortgage documents.

~~(o)(n)~~ Life-of-Loan Flood Certifications will be required to monitor for FEMA flood map revisions and community participation status changes for the term of the Mortgage Loan.

(p) Requirements for Subordinating to a Refinanced Loan. The Department may consent to the refinancing of the Household's superior third-party lender mortgage and execute a subordination agreement when the

following conditions are met:

- (1) Borrower is not refinancing into an adjustable rate mortgage;
- (2) Combined loan balances do not exceed 100% of appraised value;
- (3) There is no increase in principal or interest payments, with the exception made for Borrowers refinancing from a 30-year term to a shorter loan term;
- (4) The Borrower will not receive any proceeds from the transaction unless it is for overpayment of Borrower's costs;
- (5) All lienholders have consented to the refinancing; and
- (6) In the case of Reverse Mortgages insured by the federal government (e.g. Home Equity Conversion Mortgage insured by the Federal Housing Administration), all other requirements are met.

§20.14. Amendments ~~and Modifications~~ to Written Agreements and Contracts.

(a) The Department, acting by and through its Executive Director or his/her designee, may authorize, execute, and deliver amendments to any written Agreement or Contract that is not a Household commitment contract, provided that the requirements of this section are met unless otherwise indicated in the Program Rules.

(1) Time extensions. The Executive Director or his/her designee may grant up to a cumulative ~~twelve~~ (12) months extension to the end date of any Contract unless otherwise indicated in the Program Rules. Any additional time extension granted by the Executive Director shall include a statement by the Executive Director identifying the unusual, non-foreseeable or extenuating circumstances justifying the extension. If more than a cumulative ~~twelve~~ (12) months of extension is requested and the Department determines there are no unusual, non-foreseeable, or extenuating circumstances, it will be presented to the Board for approval, approval with revisions, or denial of the requested extension.

(2) Award or Contract Reductions. The Department may decrease an award for any good cause including but not limited to the request of the Administrator, insufficient eligible costs to support the award, or failure to meet deadlines or benchmarks.

(3) Changes in Household. Reductions in Contractual deliverables and the number of Households to be served shall require an amendment to the Contract. Increases in Contractual deliverables and Households that do not shift funds, or cumulatively shift less than ~~10%10 percent~~ of total award or Contract funds, shall be completed through an amendment to the Contract and be approved administratively. If such amendment is not approved, the Applicant will have the right to appeal in accordance with §1.7 of this Title~~Title~~, (relating to Appeals).

(4) Increases in Award and Contract Amounts.

(A) For a specific single family Program's Contract, the Department can award a cumulative increase of funds up to ~~50 percent~~ (50%) of the original award amount.

(B) Requests for increases in funding will be evaluated by the Department on a first-come, first-served basis to assess the capacity to manage additional funding, the demonstrated need for additional funding and the ability to expend the increase in funding within the Contract period.

(C) The considerations~~requirements~~ to approve an increase in funding shall include, at a minimum, Administrator's ability to continue to meet existing deadlines, benchmarks, and reporting requirements.

(D) Increases in funds~~Funding~~ may come from Program funds, Deobligated funds, or Program income.

(E) Qualifying requests will be recommended to the Executive Director or his/her designee for approval.

(F) The Board must approve requests for increases in Program funds in excess of the cumulative increase threshold established in this subsection.

(5) The single family Program's Directors may approve Contract budget amendments that meet the requirements~~of modifications~~ ~~provided the guidelines described in paragraphs (A) – (D)~~(1)–(4) of this

subsection if are met:

(A) Funds must be available in a budget line item;

(B) The budget change(s) are less than 10% percent of the total Contract's budget;

(C) if units or aActivities are desired to be increased, but funds must be shifted from another budget line item in which units or aActivities from that budget line item have been completed; and, a Contract amendment will only be necessary if the cumulative budget changes exceed 10 percent of the Contract amount; and

(D) The cumulative total of all Contract's budget modifications cannot exceed 10%10 percent of the original total Contract's budget amount.

~~(E) If these guidelines are not met, an amendment to the Contract will be required.~~

(6) The Division Director may approve other amendments to a Contract or an Agreement, including amendments to the Administrator's service area, benchmarks, or selection of Activities administered under a Contract or an Agreement, provided that the amendment would not have negatively impacted the priority of Board approved Applications.

(b) The Department may terminate a Contract in whole or in part if the Administrator does not achieve performance benchmarks as outlined in the Program Rule and/or Contract, or for any other reason in the Department's reasonable discretion.

(c) In all instances noted in this section, where an expected Mortgage Loan transaction is involved, Mortgage Loan documents will be modified accordingly at the expense of the Administrator/borrower.

§20.15. Compliance and Monitoring.

(a) The Department will perform monitoring of single family Program Contracts and Activities in order to ensure that applicable requirements of federal laws and regulations, and state laws and rules have been met, and to provide Administrators with clear communication regarding the condition and operation of ~~these~~their Contracts and Activities so they understand clearly, with a documented record, how they are performing in meeting their obligations.

(1) The physical condition of assisted properties and Administrator's documented compliance with contractual and Program requirements may be subject to monitoring.

(2) The Department may contract with an independent third party to monitor an Activity for compliance with any conditions imposed by the Department in connection with the award of any Department funds, and appropriate state and federal laws.

(b) If an Administrator has Contracts for more than one single family Program, or other programs through the Department or the State, the Department may, at its discretion, coordinate monitoring of those programs with monitoring of single family Contracts under this ~~Chapter~~chapter.

(c) In general, Administrators will be scheduled for monitoring based on federal or state monitoring requirements, or a risk assessment process including but not limited to: the number of Contracts administered by the Administrator, the amount of funds awarded and expended, the length of time since the last monitoring, Findings identified during previous monitoring, issues identified through the submission or lack of submission of a Single Audit, complaints, and reports of fraud, waste and/or abuse. The risk assessment will also be used to determine which Administrators will have an onsite review, and which may have a desk review.

(d) The Department will provide an Administrator with written notice of any upcoming onsite or desk monitoring review, and such notice will be given to the Administrator by email to the Administrator's chief executive officer at the email address most recently provided to the Department by the Administrator. In general, a ~~thirty (30)~~calendar day notice will be provided. However, if a credible complaint of fraud or other egregious noncompliance is received the Department reserves the right to conduct unannounced

monitoring visits, or provide a shorter notice period. If the Department receives a complaint under §1.2 of this Title, (relating to Department Complaint System to the Department), it will follow the procedures outlined therein instead of this section. It is the responsibility of the Administrator to maintain current contact information with the Department for the organization, key staff members, and governing body in accordance with §1.22 of this Title (relating to Providing Contact Information to the Department).

(e) Upon request, ~~Administrators~~ an Administrator must make available to the Department all books and records that the Department determines are reasonably relevant to the scope of the Department's review, along with access to assisted properties.

(f) Post Monitoring Procedures. After the review, a written monitoring report will be prepared for the Administrator describing the monitoring assessment and any corrective actions, if applicable. The monitoring report will be emailed to the Administrator. Issues of concern over which there is uncertainty or ambiguity may be discussed by the Department with the staff of cognizant agencies overseeing federal funding.

(g) Administrator Response. If there are any Ffindings and/or Concerns of noncompliance requiring corrective action, the Administrator will be provided a ~~thirty (30)~~ day corrective action period, which may be extended for good cause. In order to receive an extension, the Administrator must submit a written request to the ~~Chief of Compliance~~ Division within the corrective action period, stating the basis for good cause that the Administrator believes justifies the extension. In general, the Department will approve or deny the extension request within three ~~(3)~~ business days. Failure to timely respond to a corrective action notice and/or failure to correct all Ffindings will be taken into consideration if the Administrator applies for additional funding and may result in suspension of the Contract, referral to the Enforcement Committee, or other action under this Title.

(h) Monitoring Close Out. After completion of the monitoring review, a close out letter will be issued to the Administrator. If the Administrator supplies evidence establishing continual compliance that negates the Ffinding of noncompliance, the issue of noncompliance will be rescinded. If the Administrator's response satisfies all Ffindings and Cconcerns noted in the monitoring letter, the issue of noncompliance will be noted as resolved. In some circumstances, the Administrator may be unable to secure documentation to resolve a Ffinding. In those instances, if there are mitigating circumstances, the Department may note the Ffinding is not resolved but may close the issue with no further action required. If the Administrator's response does not correct all Ffindings noted, the close out letter will identify the documentation that must be submitted to correct the issue. Results of monitoring Ffindings may be reported to the ~~Executive Awards and Review Advisory Committee~~ EARAC for consideration relating to Pprevious Pparticipation.

(i) Options for Review. If, following the submission of corrective action documentation, Compliance staff continues to find the Administrator in noncompliance, and the Administrator disagrees, the Administrator may request or initiate review of the matter using the following options, where applicable:

(1) If the issue is related to a federal program requirement or prohibition, Administrators may contact an applicable federal program officer for guidance, or request that the Department contact applicable federal program officer for guidance without identifying the Administrator.

(2) If the issue is related to a provision of the Contract or a requirement of the ~~TACTexas Administrative Code~~, or a provision of ~~UGMSan OMB Circular~~, the Administrator may submit an appeal to the Executive Director consistent with §1.7, Staff Appeals Process, ~~in Chapter 1~~ of this Title.

(3) An Administrators may request Alternative Dispute Resolution (ADR). An Administrator ~~may~~ must send a proposal to the Department's Dispute Resolution Coordinator to initiate ADR pursuant to §1.17 of this ~~Title~~ Title (relating to Alternative Dispute Resolution).

(j) If an Administrators does not respond to a monitoring letter or fails to provide acceptable evidence of timely compliance after notification of an issue, the matter will be reported to the Department's Enforcement Committee for consideration of administrative penalties, full or partial cost reimbursement, or

suspension.

(k) ~~An~~ Administrators must provide timely response to corrective action requirements imposed by other agencies. Administrator records may be reviewed during the course of monitoring or audit of the Department by HUD, the Office of the Inspector General, the State Auditor's Office, or others. If a ~~F~~inding or ~~C~~oncern is identified during the course of a monitoring or audit by another agency, the Administrator is required to provide timely action and response within the conditions imposed by that agency's notice.

~~(l) If the Department receives a complaint under §1.2 of this Title it may elect or may be required to follow the procedures outlined therein instead of this Section.~~

§20.16. ~~Waivers and Appeals.~~

Appeal of Department staff decisions or actions will follow requirements in Program Rules and Chapter 1 ~~or Chapter 2~~ of this Title, as applicable.

6c

BOARD ACTION REQUEST

OCI, HTF & NSP DIVISION

JULY 25, 2019

Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities, and an order proposing new 10 TAC Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities, and directing their publication for public comment in the Texas Register

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code §2306.053, the Department is authorized to adopt rules governing the administration of the Department and its programs;

WHEREAS, pursuant to Tex. Gov't Code §2306.187, the Department is required to develop and adopt rules relating to Minimum Energy Efficiency requirements for new construction, reconstruction, and rehabilitation activities for Single Family dwellings; and

WHEREAS, the proposed repeal of 10 TAC Chapter 21 and the proposed new 10 TAC Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities, are being made to clarify definitions, simplify dates of applicability, allow programs to outline certification of compliance with 10 TAC Chapter 21 within their respective Program Rules, include requirements for door installation, and improve readability;

NOW, therefore, it is hereby

RESOLVED, that the Acting Director and his designees, be and each of them hereby are authorized, empowered and directed, for and on behalf of the Department to cause the proposed repeal of 10 TAC Chapter 21 and the proposed new 10 TAC Chapter 21, regarding Minimum Energy Efficiency Requirements for Single Family Construction Activities, in the form presented to this meeting, to be published in the Texas Register for public comment and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing, including the preparation of the subchapter specific preambles.

BACKGROUND

The purpose of repealing and replacing the Minimum Energy Efficiency Requirements for Single Family Construction Activities is to further clarify construction requirements. The blackline proposed rule is attached to indicate to the Board and the public what is being changed. The significant updates proposed to 10 TAC Chapter 21 are:

- §21.2, General Requirements. This section was reworded to improve readability. The reference to certifying compliance with 10 TAC Chapter 21 was moved from §21.2, General Requirements, to §21.6, Rehabilitation Activities, and reworded to designate individual program rules as the place for defining certifications of compliance.
- §21.4, New Construction and Reconstruction Activities. This section updates the citation of the state-mandated energy code for all residential construction.
- §21.5, Manufactured Housing Unit Activities. This section removes dates of applicability that have passed and are no longer valid.
- §21.6, Rehabilitation Activities. This section removes dates of applicability that have passed and are no longer valid and contains the reference to certifying compliance which was moved from §21.2, General Requirements (above). This section also adds requirements for door installation.

Attachment A: Preamble, including required analysis, for the proposed repeal of 10 TAC Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities

The Texas Department of Housing and Community Affairs (the Department) proposes the repeal of 10 TAC Chapter 21, §§21.2 – 21.6, Minimum Energy Efficiency Requirements for Single Family Construction Activities. The purpose of the repeal is to eliminate an outdated rule while adopting a new updated rule under separate action.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

David Cervantes, Acting Director, has determined that, for the first five years the repeal will be in effect:

1. The repeal does not create or eliminate a government program, but relates to the repeal, and simultaneous adoption making changes to the rule governing Minimum Energy Efficiency Requirements for Single Family Construction Activities.
2. The repeal does not require a change in work that will require the creation of new employee positions, nor will the repeal reduce workload to a degree that any existing employee positions are eliminated.
3. The repeal does not require additional future legislative appropriations.
4. The repeal does not result in an increase in fees paid to the Department nor in a decrease in fees paid to the Department.
5. The repeal is not creating a new regulation, except that it is being replaced by a new rule simultaneously to provide for revisions.
6. The action will repeal an existing regulation, but is associated with a simultaneous readoption making changes to the existing procedures for Minimum Energy Efficiency Requirements for Single Family Construction Activities.
7. The repeal will not increase nor decrease the number of individuals subject to the rule's applicability.
8. The repeal will not negatively nor positively affect this state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated this repeal and determined that the repeal will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The repeal does not contemplate nor authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the repeal as to its possible effects on local economies and has determined that for the first five years the repeal will be in effect there will be no economic effect on

local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Cervantes has determined that, for each year of the first five years the repeal is in effect, the public benefit anticipated as a result of the repealed section would be an elimination of an outdated rule while adopting a new updated rule under separate action. There will be no economic costs to individuals required to comply with the repealed section.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Cervantes also has determined that for each year of the first five years the repeal is in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2019, to September 9, 2019, to receive input on the repealed rule. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Attn: Raul Gonzales, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941 or email htf@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 p.m., Austin local time, September 9, 2019.

STATUTORY AUTHORITY. The repeal is proposed pursuant to Tex. Gov't Code , §2306.053, which authorizes the Department to adopt rules, and §2306.187, which authorizes the Department to develop and adopt rules relating to Minimum Energy Efficiency requirements for new construction, reconstruction, and rehabilitation activities for Single Family dwellings.

Except as described, herein the proposed repealed rule affects no other code, article, or statute.

§21.1. Purpose.

§21.2. General Requirements.

§21.3. Definitions.

§21.4. New Construction and Reconstruction Activities.

§21.5. Manufactured Housing Unit Activities.

§21.6. Rehabilitation Activities.

Attachment B: Preamble, including required analysis, for proposed new 10 TAC Chapter 21, Minimum Energy Efficiency Requirements for Single Family Construction Activities

The Texas Department of Housing and Community Affairs (the Department) proposes new 10 TAC Chapter 21, §§21.2 – 21.6, Minimum Energy Efficiency Requirements for Single Family Construction Activities. The purpose of the new rule is to further clarify construction requirements.

Tex. Gov't Code §2001.0045(b) does apply to the rule being adopted because no exceptions apply, however it should be noted that no costs are associated with this action that would have prompted a need to be offset.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

David Cervantes, Acting Director, has determined that, for the first five years the proposed rule will be in effect:

1. The new rule does not create or eliminate a government program, but relates to the readoption of this rule which makes changes governing Minimum Energy Efficiency Requirements for Single Family Construction Activities.
2. The new rule does not require a change in work that will require the creation of new employee positions, nor will the new rule reduce workload to a degree that any existing employee positions are eliminated.
3. The new rule does not require additional future legislative appropriations.
4. The new rule does not result in an increase in fees paid to the Department nor in a decrease in fees paid to the Department.
5. The new rule is not creating a new regulation, except that it is replacing a rule being repealed simultaneously to provide for revisions.
6. The new rule will not limit, expand or repeal an existing regulation but merely revises a rule.
7. The new rule will not increase nor decrease the number of individuals subject to the rule's applicability.
8. The new rule will not negatively nor positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated this new rule and determined that it will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The new rule does not contemplate nor authorize a taking by the Department; therefore, no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the new rule as to its possible effects on local economies and has

determined that for the first five years the new rule will be in effect there will be no economic effect on local employment; therefore, no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Cervantes has determined that, for each year of the first five years the new rule is in effect, the public benefit anticipated as a result of the new rule would be to further clarify Minimum Energy Efficiency Requirements for Single Family Construction Activities. The purpose of the new rule is to further clarify construction requirements. There will be no economic costs to individuals required to comply with the new rule.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Cervantes also has determined that for each year of the first five years the new rule is in effect, enforcing or administering the rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2019, to September 9, 2019, to receive input on the new rule. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Attn: Raul Gonzales, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941 or email htf@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 p.m., Austin local time, September 9, 2019.

STATUTORY AUTHORITY. The new rule is proposed pursuant to Tex. Gov't Code, §2306.053, which authorizes the Department to adopt rules, and §2306.187, which authorizes the Department to develop and adopt rules relating to Minimum Energy Efficiency requirements for new construction, reconstruction, and rehabilitation activities for Single Family dwellings.

Except as described, herein the proposed new rule affects no other code, article, or statute. The agency certifies that legal counsel has reviewed the proposal and found it to be within the state agency's legal authority to adopt.

CHAPTER 21 MINIMUM ENERGY EFFICIENCY REQUIREMENTS FOR SINGLE FAMILY CONSTRUCTION ACTIVITIES

§21.1. Purpose.

(a) ~~Tex.as Governmen't Code, §2306.187~~ requires that the Department develop and adopt rules relating to Minimum Energy Efficiency requirements for new construction, reconstruction, and rehabilitation activities in Single Family Programs.

(b) This chapter describes the Minimum Energy Efficiency Requirements for all single family construction activities, which includes the Department's HOME Investments Partnership Program (HOME), Housing Trust Fund (HTF), Neighborhood Stabilization Program (NSP), Office of Colonia Initiatives (OCI) Programs, and other single family programs as developed by the Department.

§21.2. General Requirements.

Unless otherwise noted, this ~~Chapter~~chapter only applies to single family programs. Program rules may impose additional requirements related to any provision of this ~~Chapter~~chapter. Elements of local residential building codes that require a greater degree of energy efficiency than this chapter, in part or in whole, shall also be followed.

- ~~(1) Local residential building codes that exceed some or all parts of this Chapter shall take precedence.~~
~~(2) A final inspection conducted by Administrators confirming compliance with this Chapter shall be required for release of final payment from the Department.~~

§21.3. Definitions.

(a) Any capitalized terms that are defined in ~~Tex.as Governmen't Code, §2306,~~ and Chapter 1 of this title (relating to Administration), Chapter 2 of this title (relating to Enforcement), Chapter 20 of this ~~T~~title (relating to Single Family Programs Umbrella Rule), or other applicable Department ~~P~~program Rules, have, when capitalized, the meanings ascribed to them therein.

(b) The following words and terms, when used in this chapter, shall have the following meanings unless the context or the Notice of Funding Availability (NOFA) indicates otherwise.

(1) ENERGY STAR Certified Appliances, Equipment, and Products--Labeled appliances, equipment, and products that are independently certified to save energy without sacrificing features or functionality, meeting the US EPA's specifications for energy efficiency and performance.

(2) ENERGY STAR Certified Home--A new construction home that has earned the ENERGY STAR label and has undergone a process of inspections, testing, and verification to meet requirements set forth by the US EPA.

(3) ENERGY STAR Certified Manufactured Housing Unit--A manufactured home that has been designed, produced and installed by the home manufacturer to meet ENERGY STAR requirements for energy efficiency.

(4) RESNET--Residential Energy Services Network. RESNET is an independent, nonprofit organization established in 1995 to help homeowners reduce the cost of their utility bills by making their homes more energy efficient. RESNET-certified Home Energy Systems Raters are required to inspect, test, and verify homes for ENERGY STAR certification.

~~(5) Start of Construction Date--The date of the first excavation into readied soil, or any construction work other than site clearance and site preparation.~~

~~5~~(6) WaterSense Labeled Fixtures--Labeled products that are backed by independent, third-party testing and certification, meeting the US EPA's specifications for water efficiency and performance.

~~6~~(7) US EPA--United States Environmental Protection Agency.

§21.4. New Construction and Reconstruction Activities.

(a) Single family residential dwellings, as defined in §388.002 of the Health and Safety Code, that are newly constructed or reconstructed shall comply with §388 of the Health and Safety Code (Texas Building Energy Performance Standards).

(b) Effective ~~September 1, 2016~~ ~~January 1, 2012~~, the Texas State Energy Conservation Office adopted the ~~2015~~~~2009~~ International Residential Code (Chapter 11) as the state-mandated energy code for all residential construction, which includes one- and two-family residences of three stories or less above grade.

~~(c) For construction activities that have a Start of Construction Date on or after September 1, 2016, the Texas State Energy Conservation Office through Health and Safety Code, Chapter 388 has adopted Chapter 11 of the 2015 International Residential Code as the energy code in Texas for single family residential construction.~~

§21.5. Manufactured Housing Unit Activities.

All Manufactured Housing Units installed on or after January 5, 2017, the date of adoption of this rule, as replacement for sub-standard housing shall be ENERGY STAR certified.

§21.6. Rehabilitation Activities.

~~(a) All Rehabilitation activities with a Start of Construction Date on or after January 5, 2017, the date of adoption of this rule,~~ shall comply with this Chapter.

(b) Certifications of compliance with this Chapter shall be required by the Administrator or a third party inspector for release of final payment from the Department as outlined in the Program Rule.

~~(c)(b)~~ If the proposed scope of work or the awarded construction contract for the Rehabilitation of an existing single family residential unit includes an item described in paragraphs (1) ~~– (10)(9)~~ of this subsection, the specific requirement so noted in paragraphs (1) – (10) ~~following requirements~~ shall apply:

(1) Replacement or installation of central heating and cooling equipment and appliances shall be installed in accordance with the manufacturer's instructions and the requirements of Chapter 14 of the 2015 International Residential Code;

(2) Replacement or installation of duct systems serving heating, cooling and ventilation equipment shall be installed in accordance with the provisions of Chapter 16 of the 2015 International Residential Code;

(3) If central heating and cooling equipment is replaced or installed, attic insulation shall be installed or increased according to Chapter 11, Figure N1102.1.2 of the 2015 International Residential Code, including insulation covering the top plates of exterior walls. Eave baffles and access hatches shall be installed as specified in Chapter 11, Sections N1102.2.3- N1102.2.4 of the 2015 International Residential Code.

(4) If ductless heating and cooling systems (also known as mini-split, multi-split or variable refrigerant flow (VRF) heat pump systems) are replaced or installed, they shall be ENERGY STAR certified;

(5) If exhaust fans are replaced or installed in bathrooms or kitchens, they shall be ENERGY STAR certified and installed in accordance with Chapter 15 of the 2015 International Residential Code;

(6) If windows are installed, they shall be ENERGY STAR certified windows, meeting the U-factor and Solar Heat Gain Coefficient for the climate zone of the dwelling as identified in Chapter 11, Table N1102.1.2 of the 2015 International Residential Code;

(7) If doors are installed, they shall be ENERGY STAR certified doors;

(8)~~(7)~~ Electrical fixtures, equipment and appliances that are replaced or installed, where applicable, shall be ENERGY STAR certified products;

(9)~~(8)~~ Plumbing fixtures that are replaced or installed, where applicable, shall be WaterSense labeled products; and

(10)~~(9)~~ Domestic water heaters, storage and tankless, when replaced or installed, shall meet the Federal Energy Conservation Standards required by 10 CFR 430.32, as they may be revised from time to time.

6d

BOARD ACTION REQUEST

OCI, HTF & NSP DIVISION

JULY 25, 2019

Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 24, Texas Bootstrap Loan Program Rule, and an order proposing new 10 TAC Chapter 24, Texas Bootstrap Loan Program Rule, and directing their publication for public comment in the Texas Register

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code §2306.053, the Department is authorized to adopt rules governing the administration of the Department and its programs;

WHEREAS, pursuant to Tex. Gov't Code, §2306.752, the Department is required to establish, operate, monitor, and fund an Owner-Builder Loan Program to enable Owner-Builders to purchase or refinance real property on which to build new residential housing or improve existing residential housing; and

WHEREAS, the proposed new 10 TAC Chapter 24, Texas Bootstrap Loan Program Rule, further clarifies program administration and Nonprofit Owner-Builder Housing Program certifications, modifies the length of extension the Department may grant to an Owner-Builder, and improves readability and consistency throughout with the re-ordering of phrases and updating of terms;

NOW, therefore, it is hereby

RESOLVED, that the Acting Director and his designees, be and each of them hereby are authorized, empowered and directed, for and on behalf of the Department to cause the proposed repeal of 10 TAC Chapter 24 and the proposed new 10 TAC Chapter 24, regarding the Texas Bootstrap Loan Program Rule, in the form presented to this meeting, to be published in the Texas Register for public comment and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing, including the preparation of the subchapter specific preambles.

BACKGROUND

The purpose of repealing and replacing the Texas Bootstrap Loan Program Rule is to further clarify program administration and Nonprofit Owner-Builder Housing Program certifications, modify the length of extension the Department may grant to an Owner-Builder, and improve readability and consistency throughout with the re-ordering of phrases and updating of terms.

The blackline proposed rule is attached to indicate to the Board and the public what is being changed. The significant updates proposed to 10 TAC Chapter 24 are:

- §24.9 Program Administration, modifies the length of extension the Department may grant an Owner-Builder to their Applicant eligibility letter expiration date from 90 days to 180 days to complete construction and close their Program Loan, with the requirement that the Owner-Builder requalify for the program.
- §24.13 Nonprofit Owner-Builder Housing Program Certification, include citation to applicable requirements regarding Fair Housing, Affirmative Marketing, Homebuyer Counseling, and Reasonable Accommodation.

Attachment A: Preamble, including required analysis, for the proposed repeal of 10 TAC Chapter 24, Texas Bootstrap Loan Program

The Texas Department of Housing and Community Affairs (the Department) proposes the repeal of 10 TAC Chapter 24, §§24.1 – 24.13, Texas Bootstrap Loan Program Rule. The purpose of the repeal is to eliminate an outdated rule while adopting a new updated rule under separate action.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

David Cervantes, Acting Director, has determined that, for the first five years the repeal will be in effect:

1. The repeal does not create or eliminate a government program, but relates to the repeal, and simultaneous adoption making changes to the rule governing the Texas Bootstrap Loan Program.
2. The repeal does not require a change in work that will require the creation of new employee positions, nor will the repeal reduce workload to a degree that any existing employee positions are eliminated.
3. The repeal does not require additional future legislative appropriations.
4. The repeal does not result in an increase in fees paid to the Department nor in a decrease in fees paid to the Department.
5. The repeal is not creating a new regulation, except that it is being replaced by a new rule simultaneously to provide for revisions.
6. The action will repeal an existing regulation, but is associated with a simultaneous readoption making changes to the existing procedures for the Texas Bootstrap Loan Program.
7. The repeal will not increase nor decrease the number of individuals subject to the rule's applicability.
8. The repeal will not negatively nor positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated this repeal and determined that the repeal will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The repeal does not contemplate nor authorize a taking by the Department, therefore no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the repeal as to its possible effects on local economies and has determined that for the first five years the repeal will be in effect there will be no economic effect on local employment; therefore no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Cervantes has determined that, for each year of the first five years the repeal is in effect, the public benefit anticipated as a result of the repealed section would be an elimination of an outdated rule while adopting a new updated rule under separate action. There will be no economic costs to individuals required to comply with the repealed section.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Cervantes also has determined that for each year of the first five years the repeal is in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

g. REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2019, to September 9, 2019, to receive input on the repealed rule. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Attn: Raul Gonzales, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941 or email htf@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 p.m., Austin local time, September 9, 2019.

STATUTORY AUTHORITY. The repeal is proposed pursuant to TEX. GOV'T CODE §2306.053, which authorizes the Department to adopt rules.

Except as described, herein the proposed repealed rule affects no other code, article, or statute.

10 TAC Chapter 24, Texas Bootstrap Loan Program

§24.1. Purpose.

§24.2. Definitions.

§24.3. Allocation of Funds.

§24.4. Participant Requirements.

§24.5. Program Activities.

§24.6. Prohibited Activities.

§24.7. Distribution of Funds.

§24.8. Criteria for Funding and Reservations.

§24.9. Program Administration.

§24.10. Owner-Builder Qualifications.

§24.11. Types of Funding Transactions.

§24.12. Property Guidelines and Related Issues.

§24.13. Nonprofit Owner-Builder Housing Program Certification.

Attachment B: Preamble, including required analysis, for proposed new 10 TAC Chapter 24, Texas Bootstrap Loan Program Rule

The Texas Department of Housing and Community Affairs (the Department) proposes new 10 TAC Chapter 24, §§24.1 – 24.13, Texas Bootstrap Loan Program Rule. The purpose of the new rule is to further clarify program administration and Nonprofit Owner-Builder Housing Program certifications, modify the length of extension the Department may grant to an Owner-Builder, and improve readability and consistency throughout with the re-ordering of phrases and updating of terms.

Tex. Gov't Code §2001.0045(b) does apply to the rule being adopted because no exceptions apply, however it should be noted that no costs are associated with this action that would have prompted a need to be offset.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

David Cervantes, Acting Director, has determined that, for the first five years the proposed rule will be in effect:

1. The new rule does not create or eliminate a government program, but relates to the readoption of this rule which makes changes governing the Texas Bootstrap Loan Program.
2. The new rule does not require a change in work that will require the creation of new employee positions, nor will the new rule reduce workload to a degree that any existing employee positions are eliminated.
3. The new rule does not require additional future legislative appropriations.
4. The new rule does not result in an increase in fees paid to the Department nor in a decrease in fees paid to the Department.
5. The new rule is not creating a new regulation, except that it is replacing a rule being repealed simultaneously to provide for revisions.
6. The new rule will not limit, expand or repeal an existing regulation but merely revises a rule.
7. The new rule will not increase nor decrease the number of individuals subject to the rule's applicability.
8. The new rule will not negatively nor positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated this new rule and determined that it will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The new rule does not contemplate nor authorize a taking by the Department, therefore no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the new rule as to its possible effects on local economies and has determined that for the first five years the new rule will be in effect there will be no economic effect on local employment; therefore no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Cervantes has determined that, for each year of the first five years the new rule is in effect, the public benefit anticipated as a result of the new rule would be to further clarify the Texas Bootstrap Loan Program. The purpose of the new rule is to further clarify aspects of program administration and to improve readability. There will be no economic costs to individuals required to comply with the new rule.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Cervantes also has determined that for each year of the first five years the new rule is in effect, enforcing or administering the rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

g. REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2019, to September 9, 2019, to receive input on the new rule. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Attn: Raul Gonzales, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941 or email htf@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 p.m., Austin local time, September 9, 2019.

STATUTORY AUTHORITY. The new rule is proposed pursuant to TEX. GOV'T CODE, §2306.053, which authorizes the Department to adopt rules.

Except as described, herein the proposed new rule affects no other code, article, or statute. The agency certifies that legal counsel has reviewed the proposal and found it to be within the state agency's legal authority to adopt.

CHAPTER 24 TEXAS BOOTSTRAP LOAN PROGRAM RULE

§24.1. Purpose.

(a) This chapter clarifies the Texas Bootstrap Loan Program, administered by the Texas Department of Housing and Community Affairs (the "Department"), also known as the Owner-Builder Loan Program. The Texas Bootstrap Loan Program provides assistance to income-eligible individuals, families and households to purchase or refinance real property, on which to build new residential housing or improve existing residential housing. The Program is administered in accordance with Tex. Gov't Texas Government Code, Chapter 2306, Subchapter FF, Chapter 1 of this Ititle (relating to Administration), Chapter 2 of this title (relating to Enforcement), Chapter 20 of this Ititle (relating to Single Family Programs Umbrella Rule), Chapter 21 of this Ititle (relating to Minimum Energy Efficiency Requirements for Single Family Construction Activities), and Chapter 26 of this Ititle (relating to Texas Housing Trust Fund).

(b) The Texas Bootstrap Loan Program is a Self-Help construction Program that is designed to provide very low-income families an opportunity to help themselves attain homeownership or repair their existing homes through sweat equity. ~~All Owner-Builder Applicants under this Program are required to provide through personal labor at least 65 percent of labor necessary to build or rehabilitate the home. All applicable building codes and housing standards are adhered to under this Program.~~

§24.2. Definitions.

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise. Other definitions may be found in Tex. Gov't Texas Government Code, Chapter 2306, Chapter 1 of this Ititle (relating to Administration), Chapter 2 of Ithis title (relating to Enforcement), Chapter 20 of this Ititle (relating to Single Family Programs Umbrella Rule), Chapter 21 of this title (relating to Minimum Energy Efficiency Requirements for Single Family Construction Activities), and Chapter 26 of this Ititle (relating to Texas Housing Trust Fund).

(1) Capital Recovery Fee--~~Means a~~ charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump-sum charges, contributions in aid of construction, and any other fee that functions as described by this definition.

~~(2) Improvement Survey--A survey locating the boundaries of the property and the location of all improvements.~~

~~(2)(3)~~ Loan Origination Agreement--A written agreement, including all amendments thereto between the Department and the Participant that authorizes the Participant to originate certain loans under the Texas Bootstrap Loan Program.

~~(3)(4)~~ NOHP--Nonprofit Owner-Builder Housing Provider.

~~(4)(5)~~ Owner-Builder--A person, other than a person who owns or operates a construction business and who owns or purchases a piece of real property through a warranty deed and deed of trust; or is purchasing a piece of real property under a Contract for Deed entered into before January 1, 1999; and who undertakes to make improvements to that property.

~~(5)(6)~~ Participant--An NOHP or Colonia Self-Help Center that is certified by the Department to participate in the Program.~~organization that submits an application to the Department to be certified as an NOHP or a Colonia Self-Help Center.~~

~~(6)(7)~~ Program--Texas Bootstrap Loan Program also known as the Owner-Builder Loan Program.

~~(7)(8)~~ Self-Help Housing Construction--The Self-Help Housing process enables Owner-Builders to Rehabilitate, Reconstruct or construct their own homes, usually working together in groups on other eligible Owner-Builder's houses at the same time. Owner-Builders use their own "sweat equity" to reduce the cost of their homes.

§24.3. Allocation of Funds.

(a) The Department administers all Texas Bootstrap Loan Program funds provided to the Department in accordance with Tex. Gov't ~~Texas Government~~ Code, Chapter 2306, Subchapter FF. ~~The Department shall solicit gifts and grants to make loans under this chapter.~~

(b) The Department may ~~also~~ make loans for the Texas Bootstrap Loan Program under this chapter from:

(1) ~~available~~ Available funds in the Housing Trust Fund established under Tex. Gov't ~~Texas Government~~ Code, §2306.201; or

(2) ~~federal~~ Federal block grants that may be used for the purposes of this chapter.

(c) Each state fiscal year the Department shall transfer at least \$3 million (or another amount if so required by Tex. Gov't Code and/or the General Appropriations Act) to the Texas Bootstrap Loan Program from money received under federal block grants or from available funds in the Housing Trust Fund.

(d) ~~The~~ In a state fiscal year the Department may use up to 10% of Program funds available per state fiscal year not more than 10 percent of the revenue available to enhance the ability of tax-exempt organizations described by Tex. Gov't ~~Texas Government~~ Code, §2306.755(a) to increase~~enhance~~ the number of such organizations that are able to implement the Program. The Department shall use that available revenue to provide financial assistance, technical training and management support.

§24.4. Participant Requirements.

(a) Eligible Participants. The following organizations or entities are eligible to become Participants~~participate~~ in the Texas Bootstrap Loan Program:

(1) Colonia Self Help Centers established under Tex. Gov't ~~Texas Government~~ Code, Chapter 2306, Subchapter Z; or

(2) NOHPs certified by the Department pursuant to Tex. Gov't ~~Texas Government~~ Code, §2306.755.

(b) Eligibility requirements. The Participant must enter~~be certified as an NOHP or must be a Colonia Self-Help Center and must have entered~~ into a Loan Origination Agreement with the Department in order to be eligible to submit an Activity through the Reservation System~~participate in the Texas Bootstrap Loan Program~~. The Participant must have the capacity to administer and manage resources as evidenced by previous experience of managing state and/or federal programs.

§24.5. Program Activities.

Texas Bootstrap Loan Program funds may be used to finance affordable housing and promote homeownership through acquisition, new construction, reconstruction, or rehabilitation of residential housing. All eligible organizations that satisfy the requirements of this chapter may reserve funds by submitting a loan application on behalf of an Owner-Builder Applicant for the Texas Bootstrap Loan Program.

§24.6. Prohibited Activities.

The fees described in paragraphs (1) - (8) of this section are prohibited Program expenditures and may not be charged directly to the Owner-Builder; however, these expenses, but may be charged as an allowable cost by a third party lender or servicer for a Texas Bootstrap loan:

- (1) ~~p~~Payment of delinquent property taxes or related fees or charges on properties to be assisted with Texas Bootstrap Loan Program funds;
- (2) Loan origination fees ~~Loan Origination Fees~~;
- (3) Application fees;
- (4) ~~d~~Discount fees;
- (5) ~~u~~Underwriter fees;
- (6) ~~l~~Loan processing fees;
- (7) ~~l~~Loan servicing fees; and
- (8) ~~e~~Other fees not approved by the Department in writing prior to expenditure.

§24.7. Distribution of Funds.

(a) Set-Asides. In accordance with ~~Texas Government~~ Tex. Gov't Code, §2306.753(d), at least two-thirds ~~(2/3)~~ of the dollar amount of Program loans made ~~under this chapter~~ in each fiscal year must be made to Owner-Builders whose real property is located in a census tract that has a median household income that is not greater than 75% ~~percent~~ of the median state household income for the most recent year for which statistics are available.

(b) Balance of State. The remaining one-third ~~(1/3)~~ of the dollar amount of Program loans made may be made to Owner-Builders anywhere in the state ~~statewide~~.

(c) Loan Priority. The Department may allow a Participant access to the Reservation System 24 hours prior to all other Participants for reservations for Owner-Builder Applicants that meet ~~if the Owner-Builder Applicant meets~~ the following criteria:

- (1) ~~a~~Annual household income is less than \$17,500; or
- (2) ~~r~~Real property is located in a county and/or municipality that agrees in writing to waive the Capital Recovery Fees, building permit fee or other fees related to the house(s) to be built with the loan proceeds. Owner-Builder Applicant will not receive priority if there are none of the above fees ~~are~~ imposed by the county and/or municipality or water supply company.

§24.8. Criteria for Funding and Reservations.

(a) The Department will distribute Program ~~the~~ funds in accordance with the Texas Housing Trust Fund (SHTF) Plan in effect at the time. The Department will publish an announcement for a NOFA ~~Notice of Funding Availability~~ ("NOFA") in the Texas Register and post the NOFA on the Department's website. The rules referenced in §24.1 of this chapter and the Program Rule and NOFA will establish and define the terms, conditions, and maximum Reservation amounts allowed per Participant. The Department may also set a deadline for receiving Reservations and/or Applications. The NOFA will indicate the approximate amount of available funds. The Department may increase the amount of funds made available through ~~the~~ NOFA from time to time without republishing the NOFA in the Texas Register. Such increases will be reflected on the ~~and~~ Department's website.

(b) ~~A Nonprofit Organization must have been certified by the Department as an NOHP and must have executed a Loan Origination Agreement to be eligible to submit Reservations. Any Reservation containing false information will be disqualified. The Department will review and process all Reservations in the order received. The NOHP will be notified in writing of the Department's determination.~~

(c) Reservations received by the Department in response to a NOFA will be handled as described in paragraphs (1) - (5) of this subsection.

(1) The Department will accept Reservations until all funds under the NOFA have been committed. The Department may limit the eligibility of Reservations in the NOFA.

(2) Each Reservation will be assigned a "received date" based on the date and time the Reservation was entered into the Texas Bootstrap Loan Program Reservation system. Each Reservation will be reviewed in accordance with the Program rules.

(3) Reservations must comply with all applicable Texas Bootstrap Loan Program requirements or regulations established in this chapter. Reservations that do not comply with such requirements may be disqualified. The Participant will be notified in writing of any cancelled and/or disqualified Reservations.

(4) If a Reservation contains deficiencies which, in the determination of the Department, require clarification or correction of information submitted at the time of the Reservation, the Department may request clarification or correction in the form of a deficiency notice ~~an email or letter~~ to the Participant. If the Participant is unable to cure any deficiencies within 15 calendar days, the Department may decline to fund the Reservation. The Department may provide one 15-calendar-day extension to the deficiency notice.

(5) Prior to issuing an Applicant eligibility letter the Department may decline to fund any Reservation entered into the Reservation system if the proposed housing Activities do not, in the Department's sole determination, represent a prudent use of the Department's funds. The Department is not obligated to proceed with any action pertaining to any Reservation which are entered, and may decide it is in the Department's best interest to refrain from committing the funds. If the Department has issued an Applicant eligibility letter to the Owner-Builder Applicant, but the Participant and/or Owner-Builder Applicant has not complied with all the Program rules and guidelines, the Department may suspend funding until the Participant and/or Owner-Builder Applicant has satisfied all requirements of the Program. ~~If the Participant is unable to cure any deficiencies within fifteen (15) calendar days, the Department may provide a one time fifteen (15) calendar day extension or decline to fund the Reservation.~~

§24.9. Program Administration.

(a) Pursuant to Tex. Gov't Code §2306.754(b), the Department shall not exceed \$45,000 in household assistance for any Texas Bootstrap Loan Program loan. If it is not possible for an Owner-Builder to purchase necessary real property and build or rehabilitate adequate housing for \$45,000, the Owner-Builder must obtain the additional amounts necessary from other sources, which may include other types of Department funds with the exception of other State Housing Trust Funds.

(b) The Department shall make loans for Owner-Builder ~~a~~Applicants to enable them to:

~~(1) purchase or refinance real property on which to build new residential housing;~~

(1)(2) bBuild new residential housing, including the purchase or refinance of real property, if needed, on which to undertake such Activity; or

(2)(3) iImprove existing residential housing, including the purchase or refinance of real property, if needed, on which to undertake such Activity.

(c) Upon approval by the Department, the Participant shall enter into, execute, and deliver to the Department the Loan Origination Agreement. The Department may terminate the Loan Origination Agreement in whole or in part if the Participant has not performed as outlined in the Program Rule, NOFA, Loan Origination Agreement, and/or Program Manual.

~~(d) In the event the Department has additional funds in the same funding cycle, the Department, with Board approval, will distribute funds in accordance with this chapter.~~

(d)(e) If the Owner-Builder Applicant qualifies for the Program, the Department will issue an Applicant

eligibility letter which reserves up to \$45,000 in funds for ~~twelve (12)~~ months from the date of the Applicant eligibility letter. The Owner-Builder Applicant will not be required to re-qualify if the Owner-Builder Applicant closes by the expiration date on the Applicant eligibility letter. If an Owner-Builder Applicant does not close by the expiration date, the Owner-Builder Applicant must re-qualify for the Program; however, and the Department may grant an extension of up to 180~~90~~ days from the expiration date on the original Applicant eligibility letter. If the Owner-Builder Applicant fails to close on the loan after the extension is granted the Reservation and/or loan will be cancelled.

~~(e)(f)~~ Roles and responsibilities for administering the Program Contract. Participants are required to:

- ~~(1) e~~Qualify potential Owner-Builders for loans;
- ~~(2) p~~Provide Owner-Builder homeownership education classes;
- ~~(3) s~~Supervise and assist Owner-Builders to build and/or Rehabilitate housing;
- ~~(4) f~~Facilitate loans made or purchased by the Department under the Program; and
- ~~(5) i~~Implement and administer the Program on behalf of the Department.

~~(f)(g)~~ Loan Servicing Agreement. If the Participant wishes to service the loans originated on behalf of the Department it must obtain prior approval and enter into a Loan Servicing Agreement with the Department. A Participant's approval to begin servicing loans and/or to continue servicing loans is at the written discretion of the Department.

~~(g)(h)~~ First Year Consultation Agreement. If the Department notifies the Participant agrees that if notified by the Department that an Owner-Builder has failed to make a scheduled payment due under the Program loan, or other payments due under the Program loan documents, within the first ~~twelve (12)~~ months of funding, the Participant ~~must will be required to~~ meet with the Owner-Builder and provide counseling to assist in bringing the payments current and assistance until the payments are made current. After such consultation and in the event that the Department and Participant are not able to bring the Program loan current ~~as required under this chapter~~, the Department in accordance with its administrative rules may apply appropriate graduated sanctions leading up to, but not limited to, deobligation of funds and future debarment from participation in the Program.

~~(h)(i)~~ Administrative Fee. The Participant will be granted a ~~10% percent~~ administration fee upon completion of the house and funding of each Mortgage loan.

~~(i)(j)~~ Blueprints. If the Participant's activity is ~~new interim or residential~~ construction, Participant must ~~submit a legible provide an original~~ copy of the proposed blueprints for approval to be approved by the Department prior to the Participant accepting applications for Owner-Builder Applicants. Blueprints must include the ~~required~~ construction requirements pursuant to Tex. Gov't Texas Government Code, §2306.514, and be prepared and executed by an architect or engineer licensed by the state of Texas.

~~(j)(k)~~ Work Write-up. If Participant's activity is rehabilitation, Participant must adhere to TMCS and submit work write-ups and cost estimations for Department approval prior to construction.

~~(k)(l)~~ Loan Program requirements. The Department may purchase or originate loans that conform to the lending parameters and the specific loan Program requirements as described in paragraphs (1) - (7) of this subsection:

(1) Pursuant to Tex. Gov't Code §2306.754(b), the maximum Texas Bootstrap Loan Program loan amount per Household shall not exceed \$45,000. If it is not possible for an Owner-Builder to purchase necessary real property and build or rehabilitate adequate housing for \$45,000, the Owner-Builder must obtain the additional amounts necessary from other sources, which may include other types of Department funds with the exception of other State Housing Trust Funds;

(2) ~~m~~Minimum ~~l~~Loan amount is \$1,000;

(3) Loan term may not exceed a term of thirty (30) years;

(4) Loan term may not be less than minimum loan term of five (5) years;

(5) ~~0% zero (0) percent~~ non-interest loans;

(6) ~~When~~ refinancing a Contract for Deed, the Department will not disburse any portion of the Department's loan until the Owner-Builder receives a deed to the property; and

(7) Owner-Builder must have resided in Texas for the preceding six-~~(6)~~ months prior to the date of loan application.

~~(l)(m)~~ Loan Assumption. A Program loan is assumable if the Department determines that the Owner-Builder Applicant complies with all Program requirements in effect at the time of the assumption.

~~(m)(n)~~ Forgivable Loan. The term for a Forgivable Loan may not exceed 15 years from the date of closing.

§24.10. Owner-Builder Qualifications.

The Owner-Builder must:

(1) ~~own~~ Own or be purchasing a piece of real property through a warranty deed or Contract for Deed;

(2) ~~not~~ Not have an annual household income that exceeds ~~60% percent~~ of the greater of the state or local area median family income as determined by HUD's current income table. Eligibility Income is the total Household income including all income (salary, tips, bonus, overtime, alimony, child support, benefits, etc.) received by the Owner-Builder Applicant, co-Applicant and/or any other persons living in the home. This income is used to determine whether the household income exceeds 60% of the Area Median Family Income or 60% of the State Median Family Income, adjusted for Household size, whichever is greater. No income is excluded in this calculation.

(3) ~~execute~~ Execute a Self-Help Agreement committing to specify and satisfy one of the criteria provided for in subparagraphs (A) – (D) of this paragraph: ~~provide at least 65 percent of the labor necessary to build or rehabilitate the proposed housing through a state-certified Participant; or provide an amount of labor equivalent to 65 percent in connection with building or rehabilitating housing for others through a state-certified Participant; provide through the noncontract labor of friends, family, or volunteers and through personal labor at least 65 percent of the labor necessary to build or rehabilitate the proposed housing through a state-certified Participant or if due to a documented disability or other limiting circumstances the Owner-Builder cannot provide the amount of personal labor otherwise required, provide through the noncontract labor of friends, family or volunteers at least 65 percent of the labor necessary to build or rehabilitate the proposed housing through a state-certified Participant;~~

(A) Provide at least 65% of the labor necessary to build or rehabilitate the proposed housing through a state-certified Participant;

(B) Provide an amount of labor equivalent to 65% in connection with building or rehabilitating housing for others through a state-certified Participant;

(C) Provide through the noncontract labor of friends, family, or volunteers and through personal labor at least 65% of the labor necessary to build or rehabilitate the proposed housing through a state-certified Participant; or

(D) If due to a documented disability or other limiting circumstances the Owner-Builder cannot provide the amount of personal labor otherwise required, provide through the noncontract labor of friends, family or volunteers at least 65% of the labor necessary to build or rehabilitate the proposed housing through a state-certified Participant;

(4) ~~s~~ Successfully complete an Owner-Builder homeownership education class prior to loan funding;

(5) ~~be given priority for loans if the Owner-Builder has an income of less than \$17,500 annually; and~~

~~(5)(6)~~ Not have any outstanding judgments and/or liens on the property; and-

~~(6)(7)~~ ‡ The Owner-Builder must occupy the residence as a Principal Residence within thirty-(30) days of the end of the construction period or the closing of the loan, whichever is later. If the Owner-Builder fails to do

so, the Department may declare the loan in default and accelerate the note. Any additional habitable structures must be removed from the property prior to closing; ~~however~~ but a portion of the structure may be utilized as storage upon the Department's written approval prior to closing.

§24.11. Types of Funding Transactions.

All Mortgage Loans will be evidenced by a promissory note and will be secured by a lien on the subject property. The following transaction types are permitted by the Department under the Program.

(1) Purchase Money. All ~~Program funds~~ proceeds are used to finance the purchase of a single-family dwelling unit and/or a piece of real property ~~which must become the Owner-Builder's primary residence within thirty (30) days of closing the loan.~~ The Department makes a permanent loan to the Owner-Builder and the Owner-Builder's repayment obligation begins immediately. In certain situations, eligible closing costs may be financed by the loan proceeds.

(2) Residential Construction. This transaction is treated as a purchase and is a one-time closing with the Owner-Builder. Construction period may be up to ~~twelve (12)~~ months.

(3) Interim Construction (Closing with Participant). Interim construction is a commercial transaction between the Participant and the Department that is with respect to a specific Owner-Builder. The construction period may be up to ~~twelve (12)~~ months. Once the construction of the home is completed, the closing with the Owner-Builder will take place as a purchase money transaction.

(4) Purchase of Mortgage loans. The Department may purchase and take assignments from Mortgage lenders of notes and other obligations evidencing loans or interest in loans for purchase money transactions as described in paragraph (1) of this section or for residential construction transactions as described in paragraph (2) of this section.

§24.12. Property Guidelines and Related Issues.

(a) ~~A final appraisal is~~ Appraisals are required by the Department on each property prior to closing.

(b) Loan-to-value ratio may not exceed ~~95% percent~~ of the appraised value. The lien amounts of ~~f~~ Forgivable Loans and/or Grants will not be included in the loan-to-value calculation.

(c) Combined loan-to-value ratio, which will be calculated to include the amounts of Forgivable Loans, may not exceed ~~100% percent~~ of the appraised value. ~~The lien amounts of Forgivable Loans will also be included in the combined loan to value ratio.~~

(d) Improvement Surveys are required on each property.

(e) Category 1A (Texas Society of Professional Surveyors) lot surveys are required for all interim and residential construction loans. Upon Department approval a recorded subdivision plat may be used in lieu of lot surveys for interim construction loans only. Upon completion of construction an ~~i~~ Improvement sSurvey must also be provided.

(f) Title Commitment. A copy of the preliminary title report including complete legal description and copies of covenants, conditions and restrictions, easements, and any supplements thereto is required. The preliminary title report should not be more than ~~thirty (30)~~ days old at the time the submission or funding package is sent to the Department and must list the Department's Loan.

(g) Existing Property. A property inspection will be required to be completed by a professional inspector licensed by the Texas Real Estate Commission for all existing properties. A copy of the inspection report must be submitted and any deficiencies listed on the report must be corrected prior to closing. Cosmetic issues such as paint, wall texture, etc. may not be required to be corrected if utilizing a Self-Help construction Program. A copy of the inspection reports must be provided to the Owner-Builder Applicant

and the Department. The Participant and/or the Owner-Builder Applicant will be responsible for the selection and/or the fee of the licensed inspector.

§24.13. Nonprofit Owner-Builder Housing Program Certification.

(a) The term, Applicant, when used in this section, shall mean a Nonprofit Organization that is an NOHP or has submitted a request to the Department for certification as an NOHP in order to participate in the Texas Bootstrap Loan Program.

(b) Application Procedures for NOHP Certification or NOHP Recertification. ~~An entity~~~~An Applicant~~ requesting NOHP certification or a Participant requesting recertification must submit an Application prior to submitting an Application for the Texas Bootstrap Loan Program Reservation system. ~~and must be recertified every three (3) years.~~ Initial NOHP certification must meet all of the criteria listed in paragraphs (1) – (6) of this subsection. NOHP recertification must occur every three years. NOHP recertification for only loan servicing activities will only require that the NOHP be in good standing with the Department and that they complete an annual recertification to the loan servicing agreement. NOHP recertification for loan origination requires that the NOHP be in good standing with the Department; submission of the criteria listed in paragraphs (1) – (6) of this subsection is only required~~following only~~ if any changes have occurred.

~~(1) The entity~~~~Applicant must have the following~~ legal status must satisfy all of the criteria in subparagraphs (A) – (E) of this paragraph~~at the time of Application for NOHP certification:~~

(A) ~~Must~~~~The Applicant must~~ be organized as a nonprofit organization under the Texas Business Code or other state not-for-profit/nonprofit statute as evidenced by charter or Certificate of Formation, or must be a Colonia Self-Help Center;:-

(B) ~~Must~~~~The Applicant must~~ be registered and in good standing with the Office of the Secretary of State and the State Comptroller's Office to do business in the state of Texas;:-

(C) No part of the Nonprofit Organization's net earnings may inure to the benefit of any member, founder, contributor, or individual, as evidenced by charter or Certificate of Formation;:-

(D) ~~Must~~~~The Applicant must~~ have the following tax status and a pending application for §501(c)(3) status cannot be used to comply with this requirement;:-

(i) ~~A~~~~a~~ current letter of determination from the Internal Revenue Service (IRS) under §501(c)(3), a charitable, nonprofit corporation, of the Internal Revenue Code of 1986, as evidenced by a certificate from the IRS dated 1986 or later. The exemption ruling must be effective on the date of the Application and must continue to be effective while certified as an NOHP; or

(ii) ~~Classification~~~~classification~~ as a subordinate of a central Nonprofit Organization under the Internal Revenue Code §501(c)(3), as evidenced by a current group exemption letter dated 1986 or later; ~~and~~:-

~~(iii) A Nonprofit Organization's pending application for §501(c)(3) status cannot be used to comply with the tax status requirement under this subparagraph.~~

(E) ~~Must~~~~The Applicant must~~ have among its purposes the provision of decent housing that is affordable to low and moderate income people as evidenced by a statement in the organization's charter, Certificate of Formation, Resolutions, or Bylaws.

(2) The entity must: ~~An Applicant must have the capacity and experience listed in subparagraphs (A) and (B) of this paragraph.~~

(A) Conforms to the United States Generally Accepted Accounting Principles ("GAAP") as evidenced by a:

(i) notarized statement by the Executive Director or chief financial officer of the organization in a form prescribed by the Department; or

(ii) certification from a Certified Public Accountant; ~~and~~:-

(B) If the ~~entity~~~~Applicant~~ will be utilizing interim or residential construction funds it must provide an audited

financial statement for the most recent fiscal year or a signed and dated financial statement for the period since last published audit. ~~If the entity does~~ Applicants that do not have audited financial statements or a signed and dated financial statement for the period since last published audit must provide a resolution from the Board of Directors that is signed and dated within 6 months from the date of application and certifies that the accounting procedures used by the organization conform to the GAAP. Participants that are certified NOHPs and ~~Applicants that do not have audited financial statements or a signed and dated financial statement for the period since last published audit and are certified NOHPs~~ are restricted to only originating permanent loans and will be ineligible for any interim or residential construction loans until the Department has reviewed the most current audited financial statements;

(C) ~~Have~~ Has a demonstrated capacity of at least one ~~(1)~~ year for carrying out Mortgage loan origination and Self-Help housing construction Activities, as evidenced by resumes and/or statements that describe the experience of key staff members who have successfully completed projects similar to those to be assisted with Texas Bootstrap Loan Program funds; or contract(s) with consultant firms or individuals who have housing experience similar to projects to be assisted with Texas Bootstrap Loan Program funds, to train appropriate key staff of the organization. If applying for NOHP recertification the organization is in good standing as determined by the Department, the organization will not be required to submit any additional information regarding experience.

(3) ~~Must~~ An Applicant must submit a current roster of all Board of Directors, including names and mailing addresses.

(4) A local or state government and/or public agency cannot qualify as an NOHP, but may sponsor the creation of an NOHP.

(5) Religious or Faith-based Organizations may sponsor an NOHP if the NOHP meets all the requirements of this section. While the governing board of an NOHP sponsored by a religious or a faith-based organization remains subject to all other requirements in this section, the religious or faith-based organization may retain control over appointments to the board. Subparagraphs (A) - (C) of this paragraph also apply:

(A) Housing developed must be made available exclusively for the residential use of Program beneficiaries, and must be made available to all persons regardless of religious affiliations or beliefs;

(B) Texas Bootstrap Loan Program funds may never be used to support any explicitly religious activities such as worship, religious instruction, or proselytizing; and

(C) Compliance with subparagraphs (A) and (B) of this paragraph must be evidenced by the Bylaws, charter or Certificate of Formation.

(6) A Colonia Self-Help Center as defined under ~~Tex. Gov't~~ Texas Government Code, Chapter 2306, Subchapter Z is not required to complete the NOHP Certification process as long as it provides a letter from the unit of local government demonstrating performance is in good standing.

(c) Program Design. ~~Must have~~ Organizations must provide policies for how the Owner-Builders participating in its program ~~Owner-Builder will meet the 65% percent~~ sweat equity requirement. ~~If applying for NOHP recertification and the organization is in good standing and no changes have been made to the Program design, the organization will not be required to submit any additional information.~~

(d) ~~Must~~ Applicant must provide to the Department the ~~details,~~ such as number of houses they are proposing to build, type of proposed financing structure and construction timelines, to evidence its ability to carry out the Program. ~~If applying for NOHP recertification and the organization is in good standing and no changes have been made that impact the proposed financing structure or construction timelines, the organization will not be required to submit any additional information.~~

(e) ~~Must~~ Applicant must provide copies of Program guidelines and homebuyer course curriculum to evidence its experience in qualifying potential Owner-Builders and in providing education classes, counseling and training. ~~If applying for NOHP recertification and the organization is in good standing, the~~

~~organization will not be required to submit any additional information.~~

(f) ~~Must~~Applicant must be in compliance with 10 TAC §1.403, (relating to Single Audit Requirements), and 10 TAC §20.9, (relating to Fair Housing, Affirmative Marketing, Homebuyer Counseling, and Reasonable Accommodations), at the time of Application ~~or before the Application deadline.~~

(g) ~~Must~~Applicants must be in compliance within any existing ~~or prior~~ Contracts awarded by the Department and is subject to the Department's Previous Participation Review process provided for in 10 TAC §1.302 and §1.303 of this Title.

6e

BOARD ACTION REQUEST

OCI, HTF & NSP DIVISION

JULY 25, 2019

Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 26, Texas Housing Trust Fund Rule, and an order proposing new 10 TAC Chapter 26, Texas Housing Trust Fund Rule, and directing its publication for public comment in the Texas Register

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code, §2306.053, the Department is authorized to adopt rules governing the administration of the Department and its programs;

WHEREAS, pursuant to Tex. Gov't Code, §2306.202, the Department is required to use the Housing Trust Fund to provide loans, grants, or other comparable forms of assistance to local units of government, public housing authorities, nonprofit organizations and income-eligible individuals, families, and households to finance, acquire, rehabilitate, and develop decent, safe and sanitary housing; and

WHEREAS, the proposed new 10 TAC Chapter 26, Texas Housing Trust Fund Rule, clarifies applicability of the Rule to the Texas Bootstrap Loan Program and the Amy Young Barrier Removal Program; improves readability through the re-ordering of phrases and sections; and clarifies and simplifies program guidelines for the Amy Young Barrier Removal Program with regards to purpose, geographic dispersion of funds, administrative requirements, reservation system requirements, household eligibility, property eligibility, construction requirements and project completion requirements;

NOW, therefore, it is hereby

RESOLVED, that the Acting Director and his designees, be and each of them hereby are authorized, empowered and directed, for and on behalf of the Department to cause the proposed repeal of 10 TAC Chapter 26 and proposed new 10 TAC Chapter 26, regarding the Texas Housing Trust Fund Rule, in the form presented to this meeting, to be published in the Texas Register for public comment and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing, including the preparation of the subchapter specific preambles.

BACKGROUND

The purpose of repealing and replacing the Texas Housing Trust Fund (HTF) Rule is to clarify applicability of the rule to the Texas Bootstrap Loan Program and the Amy Young Barrier Removal Program; improve readability through the re-ordering of phrases and sections; and clarify and simplify program guidelines for the Amy Young Barrier Removal Program with regards to purpose, geographic dispersion of funds, administrative requirements, reservation system requirements, household eligibility, property eligibility, construction requirements and project completion requirements.

The blackline proposed rule is attached to indicate to the Board and the public what is being changed. The significant updates proposed to 10 TAC Chapter 26 are:

- Subchapter A, General Guidance, contains minor correction of acronyms. §26.4, Use of Funds, now contains an additional subsection to clarify how and when HTF loan repayments and interest earnings may be used by the Department to resolve unanticipated challenges that may arise in the course of administering Single Family programs.
- Subchapter B, §26.20, Amy Young Barrier Removal Program Purpose, removes the \$20,000 funding cap per household in order to provide flexibility for the program to keep pace with rising construction and labor costs. The funding cap will be reflected in the Notice of Funding Availability. Funds, contains edits to more clearly describe the geographic dispersion of funds and Administrative Requirements and create consistency with other Department programs.
- Subchapter B, §26.21, Amy Young Barrier Removal Program Definitions, modifies the Qualified Inspector minimum experience requirement to three years in order to increase Administrators' ability to locate capable inspectors to assist with AYBR Program activities.
- Subchapter B, §26.23, Amy Young Barrier Removal Program Administrative Requirements, was reworded to improve clarity and readability, and include citations to applicable requirements with regards to financial accountability and Department Previous Participation Review.
- Subchapter B, §26.27, Amy Young Barrier Removal Program Construction Requirements, makes an exception to permit certain Manufactured Housing Units to participate in the program if they are receiving only exterior accessibility modifications. This section also requires a 12-month warranty on project deliverables.

Attachment A: Preamble, including required analysis, for the proposed repeal of 10 TAC, Chapter 26, Texas Housing Trust Fund Rule

The Texas Department of Housing and Community Affairs (the Department) proposes the repeal of 10 TAC, Chapter 26, §§26.1 – 26.28, Texas Housing Trust Fund Rule. The purpose of the repeal is to eliminate an outdated rule while adopting a new updated rule under separate action.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

David Cervantes, Acting Director, has determined that, for the first five years the repeal will be in effect:

1. The repeal does not create or eliminate a government program, but relates to the repeal, and simultaneous adoption making changes to the Texas Housing Trust Fund Rule.
2. The repeal does not require a change in work that will require the creation of new employee positions, nor will the repeal reduce workload to a degree that any existing employee positions are eliminated.
3. The repeal does not require additional future legislative appropriations.
4. The repeal does not result in an increase in fees paid to the Department nor in a decrease in fees paid to the Department.
5. The repeal is not creating a new regulation, except that it is being replaced by a new rule simultaneously to provide for revisions.
6. The action will repeal an existing regulation, but is associated with a simultaneous readoption making changes to the existing Texas Housing Trust Fund Rule.
7. The repeal will not increase nor decrease the number of individuals subject to the rule's applicability.
8. The repeal will not negatively nor positively affect this state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated this repeal and determined that the repeal will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The repeal does not contemplate nor authorize a taking by the Department, therefore no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the repeal as to its possible effects on local economies and has determined that for the first five years the repeal will be in effect there will be no economic effect on local employment; therefore no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Cervantes has determined that, for each year of the first five years the repeal is in effect, the public benefit anticipated as a result of the repealed section would be an elimination of an outdated rule while adopting a new updated rule under separate action. There will be no economic costs to individuals required to comply with the repealed section.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Cervantes also has determined that for each year of the first five years the repeal is in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2019, to September 9, 2019, to receive input on the repealed rule. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Attn: Raul Gonzales, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941 or email htf@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M., Austin local time, September 9, 2019.

STATUTORY AUTHORITY. The repeal is proposed pursuant to TEX. GOV'T CODE, §2306.053, which authorizes the Department to adopt rules.

Except as described, herein the proposed repealed rule affects no other code, article, or statute.

Subchapter A, General Guidance

§26.1. Purpose.

§26.2. Definitions.

§26.3. Allocation of Funds.

§26.4. Use of Funds.

§26.5. Prohibited Activities.

§26.6. Administrator Eligibility and Requirements.

Subchapter B, Amy Young Barrier Removal Program

§26.20. Amy Young Barrier Removal Program Purpose.

§26.21. Amy Young Barrier Removal Program Definitions.

§26.22. Amy Young Barrier Removal Program Geographic Dispersion.

§26.23. Amy Young Barrier Removal Program Administrative Requirements.

§26.24. Amy Young Barrier Removal Program Reservation System Requirements.

§26.25. Amy Young Barrier Removal Program Household Eligibility Requirements.

§26.26. Amy Young Barrier Removal Program Property Eligibility Requirements.

§26.27. Amy Young Barrier Removal Program Construction Requirements.

§26.28. Amy Young Barrier Removal Program Project Completion Requirements.

Attachment B: Preamble, including required analysis, for proposed new 10 TAC Chapter 26, Texas Housing Trust Fund Rule

The Texas Department of Housing and Community Affairs (the Department) proposes new 10 TAC, Chapter 26, §§26.1 – 26.28, Texas Housing Trust Fund Rule. The purpose of the new rule is to make changes that bring the rule up to date, streamline language and simplify program guidelines for the Amy Young Barrier Removal Program with regards to purpose, geographic dispersion of funds, administrative requirements, reservation system requirements, household eligibility, property eligibility, construction requirements and project completion requirements.

Tex. Gov't Code §2001.0045(b) does apply to the rule being adopted because no exceptions apply, however, it should be noted that no costs are associated with this action that would have prompted a need to be offset.

The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221.

David Cervantes, Acting Director, has determined that, for the first five years the proposed rule will be in effect:

1. The new rule does not create or eliminate a government program, but relates to the readoption of this rule making changes to the Texas Housing Trust Fund Rule.
2. The new rule does not require a change in work that will require the creation of new employee positions, nor will the new rule reduce workload to a degree that any existing employee positions are eliminated.
3. The new rule does not require additional future legislative appropriations.
4. The new rule does not result in an increase in fees paid to the Department nor in a decrease in fees paid to the Department.
5. The new rule repeal is not creating a new regulation, except that it is replacing a rule being repealed simultaneously to provide for revisions.
6. The new rule will not limit, expand or repeal an existing regulation but merely revises a rule.
7. The new rule will not increase nor decrease the number of individuals subject to the rule's applicability.
8. The new rule will not negatively nor positively affect the state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002.

The Department has evaluated this new rule and determined that it will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The new rule does not contemplate nor authorize a taking by the Department, therefore no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6).

The Department has evaluated the new rule as to its possible effects on local economies and has determined that for the first five years the new rule will be in effect there will be no economic effect on local employment; therefore no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Cervantes has determined that, for each year of the first five years the new rule is in effect, the public benefit anticipated as a result of the new rule would be to further clarify the purpose and use of the Texas Housing Trust Fund. There will be no economic costs to individuals required to comply with the new rule.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Cervantes also has determined that for each year of the first five years the new rule is in effect, enforcing or administering the rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2019, to September 9, 2019, to receive input on the new rule. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Attn: Raul Gonzales, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941 or email htf@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M., Austin local time, September 9, 2019.

STATUTORY AUTHORITY. The new rule is proposed pursuant to Tex. Gov't Code, §2306.053, which authorizes the Department to adopt rules.

Except as described, herein the proposed new rule affects no other code, article, or statute. The agency certifies that legal counsel has reviewed the proposal and found it to be within the state agency's legal authority to adopt.

CHAPTER 26 TEXAS HOUSING TRUST FUND RULE

SUBCHAPTER A GENERAL GUIDANCE

§26.1. Purpose.

This chapter clarifies the administration of the Texas Housing Trust Fund Program (HTF or SHTF). The SHTF provides loans, grants or other comparable forms of assistance to income-eligible individuals, families and households. The SHTF is administered in accordance with Tex.as Governmen't Code, Chapter 2306, Chapter 20 of this ¶title (relating to Single Family Programs Umbrella Rule), and Chapter 24 of this ¶title (relating to Texas Bootstrap Loan Program Rule).

§26.2. Definitions.

Definitions may be found in Tex.as Governmen't Code, Chapter 2306; Chapter 1 of this ¶title (relating to Administration), Chapter 2 of this ¶title relating to Enforcement; Chapter 20 of this ¶title (relating to Single Family Programs Umbrella Rule); Chapter 21 of this ¶title (relating to Minimum Energy Efficiency Requirements for Single Family Construction Activities), and Chapter 24 of this ¶title (relating to Texas Bootstrap Loan Program Rule), unless the context or the Notice of Funding Availability (NOFA) indicates otherwise.

§26.3. Allocation of Funds.

(a) The Department administers all SHTF funds provided to the Department in accordance with Tex.as Governmen't Code, Chapter 2306. The Department may solicit gifts and grants to endow the fund.

(b) Pursuant to Tex.as Governmen't Code, §2306.202(b), use of the SHTF is limited to providing:

- (1) ~~assistance~~ Assistance for individuals and families of low and very low income;
- (2) ~~Technical assistance and capacity building to nonprofit organizations engaged in developing housing for individuals and families of low and very low income;~~
- (3) ~~security~~ Security for repayment of revenue bonds issued to finance housing for individuals and families of low and very low income; and
- (4) ~~subject~~ Subject to the limitations in Tex.as Governmen't Code, §2306.251, the Department may also use the fund to acquire property to endow the fund.

(c) Set-Asides. In accordance with Tex.as Governmen't Code, §2306.202(a) and program guidelines:

- (1) ~~in~~ In each biennium, the first \$2.6 million available through the SHTF for loans, grants, or other comparable forms of assistance shall be set aside and made available exclusively for Local Units of Government, Public Housing Authorities, and Nonprofit Organizations;
- (2) ~~any~~ Any additional funds may also be made available to for-profit organizations provided that at least 45% ~~percent~~ of available funds, as determined on September 1 of each state fiscal year, in excess of the first \$2.6 million shall be made available to Nonprofit Organizations; and
- (3) The remaining portion shall be distributed to Nonprofit Organizations, for-profit organizations, and other eligible entities, pursuant to Tex.as Governmen't Code, §2306.202.

§26.4. Use of Funds.

(a) Use of additional or Deobligated Funds. In the event the Department receives additional funds, such

as loan repayments, donations ~~and~~ interest earnings, the Department will redistribute the funds in accordance with the SHTF plan in effect at the time the additional funds become available.

(b) Reprogramming of Funds. If funding for a program is undersubscribed or funds not utilized, within a timeframe as determined by the Department, remaining funds may be reprogrammed at the discretion of the Department consistent with the HTF plan in effect at the time.

(c) Use of excess loan repayments and interest earnings. The SHTF may be used to respond to unanticipated challenges that may arise in the course of implementing approved single family Program Contracts, activities, or assets that are not readily addressed with federal funds. In the event that SHTF loan repayments and interest earnings exceed the requirements under the SHTF interest earnings and loan repayments Rider in the General Appropriations Act, up to \$250,000 per biennium of these excess SHTF loan repayments and interest earnings may be used for this purpose. If a balance exists from the previous biennium, the Department shall transfer only the necessary amount to replenish this fund to a maximum balance of \$250,000 at the start of the biennium. These funds may be used as described in this subsection.

(1) Funds are to be used for internal disposition.

(2) Neither Households nor Program Administrators are eligible to apply for these funds.

(3) Any funds used under this subsection requires authorization of the Executive Director.

(4) Uses for the funds must meet at least one of the following criteria:

(A) For Households previously assisted by the Department with Department funds, for which the Department has confirmed that further work is still required, and for which the original source of funds is no longer able to be used; or

(B) Properties previously owned by Households assisted by the Department, having been foreclosed upon by the Department, and requiring additional carrying costs or improvements to sell the property or transfer the property for an affordable purpose.

§26.5. Prohibited Activities.

(a) Persons receiving or benefiting from SHTF funds, as determined by the Department, may not be currently delinquent in delinquency or in default with child support, government loans, or any other debt owed to the State of Texas. ~~and/or government loans.~~

(b) The activities described in paragraphs (1) – ~~(8)~~(7) of this subsection are prohibited in relation to the origination of a SHTF loan, but may be charged as an allowable cost by a third ~~(3rd)~~ party lender for the origination of all other loans originated in connection with an HTF loan:

(1) ~~p~~Payment of delinquent property taxes or related fees or charges on properties to be assisted with SHTF funds;

(2) ~~l~~Loan origination fees;

(3) ~~a~~Application fees;

(4) ~~d~~Discount fees;

(5) ~~u~~Underwriter fees;

(6) ~~l~~Loan processing fees; ~~and~~

(7) ~~l~~Loan servicing fees; and

(8) ~~o~~Other fees not approved by the Department in writing prior to expenditure.

§26.6. Administrator Eligibility and Requirements.

Administrator must enter into a written Agreement with the Department in order to be eligible to access the State Housing Trust Fund.

SUBCHAPTER B AMY YOUNG BARRIER REMOVAL PROGRAM

§26.20. Amy Young Barrier Removal Program Purpose.

The Amy Young Barrier Removal Program (the "Program" or "AYBRP") provides one-time grants ~~of up to \$20,000~~ in combined Hard and Soft Costs to Persons with Disabilities in a Household qualified as Low-Income. Grants limits per household will be identified in the Notice of Funding Availability. Grants are for home modifications that increase accessibility, eliminate life-threatening hazards and correct unsafe conditions.

§26.21. Amy Young Barrier Removal Program Definitions.

The following words and terms used in this ~~Subchapter~~ subchapter shall have the following meanings, unless the context clearly indicates otherwise. Other definitions are found in Texas Government Code, Chapter 2306, Chapter 1 of this Title (relating to Administration), Chapter 2 of this Title (relating to Enforcement), Chapter 20 of this Title (relating to Single Family Programs Umbrella Rule), Chapter 21 of this Title (relating to Minimum Energy Efficiency Requirements for Single Family Construction Activities), and Chapter 26, Subchapter A of this Title (relating to Texas Housing Trust Fund).

(1) Administration Fee--Funds equal to 10% of the Project Costs (combined Hard and Soft Costs) paid to an Administrator upon completion of a project.

(2) Hard Costs--Site-specific costs incurred during construction, including but not limited to: general requirements, building permits, jobsite toilet rental, dumpster fees, site preparation, demolition, construction materials, labor, installation equipment expenses, etc.

(3) Low-Income--Household income does not exceed the greater of 80% of the Area Median Family Income or 80% of the Statewide Income Limits, adjusted for Household size, in accordance with the current HOME Investment Partnerships Program income limits, as defined by HUD.

(4) Project Costs--Program funds (combined Hard and Soft Costs) that directly assist a Household.

(5) Qualified Inspector--Certified by the Administrator that the individual has professional certifications, relevant education or a minimum of ~~three~~ five (5) years of experience in a field directly related to home inspection, which may include but is not limited to installing, servicing, repairing or maintaining the structural, mechanical, plumbing and electrical systems found in Single Family Housing Units, as evidenced by inspection logs, certifications, training courses or other documentation.

(6) Reservation Agreement--A written Agreement including all amendments thereto between the Department and Administrator that authorizes the Administrator to reserve funds under the AYBRP.

(7) Reservation Setups--The submission of all required documents to the online Reservation System in order to reserve Program funds for an eligible Household.

(8)(7) Soft Costs--Costs related to and identified with a specific Single Family Housing Unit other than construction costs, per Texas Administrative Code, Title 10, Part 1, Single Family Umbrella Rule §20.3 of this Title, relating to the Single Family Umbrella Rule.

§26.22. Amy Young Barrier Removal Program Geographic Dispersion.

(a) The process to promote geographic dispersion of program funds is as follows:

(1) For a published period not to exceed 90 calendar days, each state region will be allocated receive funding amounts for its their rural and urban subregions. During this initial period ~~For the first 90 days of the initial release of funds, For 90 days, these funds may be reserved only for Households located in these rural and urban subregions;-~~

(2) After the initial release of funds under paragraph (1) of this subsection, each state region will combine any remaining funds from its rural and urban subregions into one regional balance for a second published period not to exceed 90 calendar days. For the next 90 days following the initial 90 days after the release date, any funds remaining in the rural and urban subregions will be combined into one balance for that state region. During this second period ~~For 90 days, these funds may be reserved only for Households located in that state region; and-~~

(3) After no more than the initial 180 calendar days following the initial release date, any funds remaining across all state regions will collapse into one state-wide pool. For as long as funds are available, these funds may be reserved for any Households anywhere in the state on a first-come, first-served basis.

(b) If any additional funds beyond the original program allocations that derive from HTF loan repayments, interest earnings, deobligations, and/or other SHTF funds in excess of those funds required under Rider 8 or the Department's appropriation made under the General Appropriations Act may be placed directly into the state-wide pool for reservation.

§26.23. Amy Young Barrier Removal Program Administrative Requirements.

(a) To participate in the Program, an eligible participant must first be approved as an Administrator by the Department through ~~by~~ the submission of a Reservation System Access Application. Eligible participants include but are not limited to Colonia Self-Help Centers established under Tex.as Governmen't Code, Chapter 2306, Subchapter Z; Councils of Government; Units of Local Government; Nonprofit Organizations; Local Mental Health Authorities and Public Housing Authorities. An eligible participant may be further limited by NOFA.

(b) The Applicant ~~Administrator~~ must enter into a Reservation Agreement ("Agreement") with the Department in order to be eligible to reserve funds for the Amy Young Barrier Removal Program.

(1) A Nonprofit Organization must ~~The Applicant~~ submit a current letter of determination from the Internal Revenue Service (IRS) under §501(c)(3), a charitable, nonprofit corporation, of the Internal Revenue Code of 1986, as evidenced by a certificate from the IRS that is dated 1986 or later. The exemption ruling must be effective ~~on~~ throughout the agreement period to access the Reservation System.

(2) A private Nonprofit Organization ~~The Applicant~~ must be registered and in good standing with the Office of the Secretary of State and the State Comptroller's Office to do business in the state of Texas.

(3) The Applicant must demonstrate at least two years of ~~have the~~ capacity and experience demonstrating at least two years experience in housing rehabilitation in Texas. The Applicant will be required to provide a summary ~~Summary~~ of experience that must ~~will~~ describe the capacity of key staff members and their skills and experience in client intake, records management, and managing housing rehabilitation. It must ~~will~~ also describe organizational knowledge and experience in serving Persons with Disabilities.

(4) The Applicant must provide evidence of adherence to applicable financial accountability standards, demonstrated by an audited financial statement by ~~certification from~~ a Certified Public Accountant ~~and~~

~~an audited financial statement from for the most recent fiscal year, or a current dated and signed financial statement for the period since last audit produced. For a Nonprofit Organizations that does not yet have audited financial statements, the Department may accept a resolution from the Board of Directors that is signed and dated within the six months preceding the aApplication and that certifies that the accounting procedures used by the organization conform to the requirements in 10 TAC §1.402, relating to Cost Principles and Administrative Requirements. Generally Accepted Accounting Principles (GAAP) and the Financial Accounting Standards Board (FASB), "Financial Statements of Not-For-Profit Organizations".~~

~~(5) Applicants who have previously received any TDHCA funding must be in compliance with all active Contracts and Agreements.~~

~~(5)(6) An Applicant must submit a current roster of all Board Members, Council Members, Commissioners, or other Members of its legal governing body Board of Directors, including names and mailing addresses.~~

~~(6)(7) The Applicant must submit a resolution from the Board of Directors, Council, or Commissioners, or other legal governing body that is signed and dated within the six months preceding the date of application submission. The resolution must state that the legal governing body has board, council or commissioners have approved the Applicant to access the Reservation System for TDHCA's Amy Young Barrier Removal Program; and must designate the name and title of the individual authorized to execute a written Reservation System Access Agreement.~~

~~(8) The Applicant must submit any past due Single Audit to the Department in a satisfactory format on or before the Application deadline.~~

~~(7)(9) The Applicant's compliance history will be evaluated in accordance with 10 TAC Chapter 1, Subchapter A4, §1.302 and §1.303, relating to Previous Participation Reviews for Department Program Awards. Access to funds may be subject to terms and conditions.~~

~~(8)(10) If applicable, the Applicant must submit copies of executed contracts with consultants or other organizations that are assisting in the implementation of the applicant's AYBRP activities. The Applicant must provide They must include a summary of the consultant or other organization's experience in housing rehabilitation and/or serving Persons with Disabilities.~~

(c) Administrators must follow the processes and procedures as required by the Department through its governing statute (Chapter 2306 of the Government Code), Administrative Rules (Texas Administrative Code, Title 10, Part 1), Reservation Agreement, Program Manual, forms, and NOFA.

§26.24. Amy Young Barrier Removal Program Reservation System Requirements.

~~(a) The Department will not process a Reservation Setup or draw for any Administrator with a past due Single Audit or pending Audit Certification Form. An Administrator is ineligible to access the online Reservation System until any past due audits or Department audit certification forms have been submitted to the Department in a satisfactory format.~~

(b) Reservation Setups will be processed in the order submitted on the Reservation System. Submission of a Reservation Setup consisting of support documentation on behalf of a Household does not guarantee funding.

(c) ~~If an Administrator submits a Reservation Setup for a Household that the Reservation is incomplete and~~ missing any of the required forms as prescribed by the current setup instructions, ~~the Reservation Setup~~ it will be set back to "pending" status and funds will be released ~~and available~~ for reservation.

(d) If support documentation for a Reservation Setup for a Household needs correction or additional

information, the Department will notify the Administrator of the deficiencies. If any deficiencies remain uncured within ~~ten~~ 10 calendar days after notification has been sent to the Administrator, the Department may cancel the Household's Reservation~~reservation~~.

(e) If a Household is determined to be eligible for assistance from the Department, the Department will reserve up to the maximum award amount permitted under the NOFA of \$20,000 in Project Costs and an Administration Fee equal to 10% of the combined Hard and Soft costs in the Housing Contract System on behalf of the Household.

§26.25. Amy Young Barrier Removal Program Household Eligibility Requirements.

(a) At least one Household member shall meet the definition of Persons with Disabilities.

(b) The assisted Household shall not have Household income that exceeds 80% of Area Median Family Income.

(c) The assisted Household's liquid assets shall not exceed \$20,000. Liquid assets are considered to be cash deposited in checking or savings accounts, money markets, certificates of deposit, mutual funds or brokerage accounts; the net value of stocks or bonds that may be easily converted to cash; and the appraisal district's market value for any real property that is not a principal residence. Funds in tax-deferred accounts for retirement or education savings (e.g., Individual Retirement Accounts, 401Ks, 529 plans) are excluded from the liquid assets calculation.

(d) The Household may be ineligible for the program if there is debt owed to the State of Texas, including a tax delinquency; a child support delinquency; a student loan default; or any other delinquent debt owed to the State of Texas.

§26.26. Amy Young Barrier Removal Program Property Eligibility Requirements.

(a) Owner-occupied homes are eligible for Program assistance.

~~(1) In owner-occupied homes, the owner of record must reside in the home as their permanent residence unless otherwise approved by the Department. If the property is family-owned and the owner of record is deceased or not a Household member, the Department may deem the property renter-occupied unless satisfactory documentation is provided to the Department that confirms otherwise.~~

~~(2) Real property taxes assessed on an owner-occupied Single Family Housing Unit must be current (including prior years). Alternatively, the Household must be satisfactorily participating in an approved payment plan with the taxing authority and must be current for at least six consecutive months prior to the date of Application, or, must have qualified for an approved tax deferral plan, or has received a valid exemption from real property taxes.~~

(b) Certain rental units are eligible for Program assistance and must meet the following requirements:-

(1) In rental units, all Household occupants, including the Person with Disability, must be named on the Program intake application and Household Income Certification.

(2) The owner of record for the property shall provide a statement allowing accessibility modifications to be made to the property.~~If the owner of record does not live in the subject property with the Person with Disability, the Department may consider it a renter-occupied unit.~~

~~(3) If the property is family-owned but the owner of record is not a Household member (or is deceased), the Department may consider it a renter-occupied unit on a case by case basis.~~

~~(c)~~(4) The following rental properties are ineligible for Program assistance:

(1A) Property that is or has been developed, owned, or managed by that Administrator or an Affiliate;

(2B) Rental units in properties that are financed with any federal funds or that are subject to 10 TAC Chapter 1, Subchapter B, §1.206 relating to Applicability of the Construction Standards for Compliance with §504 of the Rehabilitation Act of 1973;

(3C) Rental units that have life-threatening hazards or unsafe conditions identified in the initial inspection. Program funds may not be used to correct hazardous or unsafe conditions in rental units, but may be used for accessibility modifications only after the life-threatening hazards and unsafe conditions have been corrected by the property owner at the property owner's expense; or;

(4D) Rental units owned by a property owner who is delinquent on property taxes associated with the property occupied by the Household.

§26.27. Amy Young Barrier Removal Program Construction Requirements.

(a) Inspections.

(1) Initial inspection arranged by the Administrator is required and must identify the accessibility modifications needed by the Person with Disability; assess and document the condition of the property; and identify all deficiencies that constitute life-threatening hazards and unsafe conditions.

(2) Final inspection arranged by the Administrator is required and must verify, assess and document that all construction activities have been repaired, replaced and/or installed in a professional manner consistent with all applicable building codes and Program requirements, and as required in the Work Write-Up as described in subsection (e) of this section.

(3) Initial and final inspections must be completed by a Qualified Inspector.

(4) All On-Site Sewage Facilities (OSSF or septic system) shall be inspected by a Texas Commission on Environmental Quality authorized agent to determine if the system is in substantial compliance with Health & Safety Code, Chapter 366, and the rules adopted under that chapter, unless waived by the Department on a case-by-case basis.

(b) A Manufactured Housing Unit may be eligible for Program assistance if it was constructed on or after January 1, 1995. The Department may allow Manufactured Housing Units older than January 1, 1995, to receive only exterior accessibility modifications (i.e., ramps, handrails, concrete flatwork) as long as the Administrator can verify that the unit itself will be free of hazardous and unsafe conditions.

(c) Construction standards.

(1) Administrators must follow all applicable sections of their local building codes and ordinances, pursuant to Section 214.212 of the Local Government Code. Where local codes do not exist, the 2015 International Residential Code (IRC), including Appendix J for Existing Buildings and Structures, is the applicable code for the Program.

(2) Accessibility modifications shall be made with consideration of the design standards established by the 2010 ADA Standards. Any variation from 2010 ADA Standards must be documented by the Administrator as necessary to meet the disability related needs of the Person with a Disability.

(3) Administrators must adhere to Chapter 21 of this ~~Title~~title, relating to "Minimum Energy Efficiency Requirements for Single Family Construction Activities."

(4) Administrators and/or subcontractors must honor a twelve-month warranty on all completed items in their scope of work.

(d) Life-threatening hazards and unsafe conditions.

(1) Administrators may make repairs to eliminate life-threatening hazards and correct unsafe conditions in the housing unit as long as no more than 25% of the Project Hard Costs budget is utilized for this purpose, unless otherwise approved by the Department.

(2) Life-threatening hazards and unsafe conditions include, but are not limited to: faulty or damaged

electrical systems; faulty or damaged gas-fueled systems; ~~faulty, damaged or absent~~ faulty or damaged heating and cooling systems ~~or the absence of adequate heating and cooling system~~; faulty or damaged plumbing systems, including sanitary sewer systems; ~~faulty, damaged or absent~~ faulty or ~~damaged~~ smoke, fire and carbon monoxide detection/alarm systems ~~or the absence of these systems~~; structural systems on the verge of collapse or failure; environmental hazards such as mold, lead-based paint, asbestos or radon; serious pest infestation; absence of adequate emergency escape and rescue openings and fire egress; and the absence of ground fault circuit interrupters (GFCI) and arc fault circuit interrupters (AFCI) in applicable locations.

(3) If the work write-up addresses any of the following line items, the percentage of Project Hard Costs devoted to eliminating life-threatening hazards and correcting unsafe conditions may only exceed 25% by the amount of the following line item's cost: ~~Because of the essential nature of the elimination of certain life-threatening hazards, the percentage of Project Hard Costs budget devoted to eliminate life-threatening hazards and correct unsafe conditions in the housing unit may exceed 25% if the work write-up and cost estimation includes the correction of inadequate, faulty, damaged or absent:~~ emergency escape, rescue openings and fire egress; ground fault circuit interrupters (GFCI); arc fault circuit interrupters (AFCI); and smoke, fire and carbon monoxide detection/alarm systems. The combination of these line items plus ~~the correction of these certain life-threatening hazards with the~~ correction of any other unsafe conditions cannot exceed 40% of Project Hard Costs budget.

(4) All areas and components of the housing must be free of life-threatening hazards and unsafe conditions at project completion.

(e) Work-Write Ups. The Department shall review work-write ups (also referred to as "scope of work") and cost estimates prior to the Administrator soliciting bids.

(f) Bids. The Department shall review all line item bids Administrators selects for award prior to the commencement of construction. Lump sum bids will not be accepted.

(g) Change orders. An Administrators seeking a change orders must obtain written Department approval prior to the commencement of any work related to the proposed change. Failure to get prior Departmental approval may result in disallowed costs.

§26.28. Amy Young Barrier Removal Program Project Completion Requirements.

(a) The Administrator has 90 ~~ninety~~ calendar days from the date the Department approves the line item contract bid the Administrator selected for award to complete all construction activities and submit the Project and Administrative draw request, with required supporting documentation, in the Housing Contract System for reimbursement by the Department. The Department may grant a one-time, 30-calendar day extension to the Project completion deadline. The Department may grant additional extensions due to extenuating circumstances that are ~~were~~ beyond the Administrator's control.

(b) The Department will reimburse the Administrator in one, single payment after the Administrator's successful submission of the Project and Administrative draw request per Department instructions. Interim draws will not be permitted. The Department reserves the right to delay draw approval in the event that the Household expresses dissatisfaction with the work completed in order to resolve any outstanding conflicts between the Household, ~~and~~ ~~of~~ the Administrators and ~~their~~ its subcontractors.

7

BOARD ACTION REQUEST

COMPLIANCE DIVISION

JULY 25, 2019

Presentation, discussion, and possible action on increase in service contract with Onsite Insight to perform inspections Uniform Physical Condition Standards from \$350,000 to \$430,000 pursuant to Tex. Gov't Code §2155.088(b)(2)

RECOMMENDED ACTION

WHEREAS, the Department entered into a contract with On-site Insight for \$350,000 on September 1, 2017, to perform Uniform Physical Condition Standards (UPCS) inspections on behalf of the Department;

WHEREAS, the Department can extend its contract with On-Site Insight annually for up to two additional years;

WHEREAS, on February 26, 2019, the U.S. Treasury Department released new Compliance Monitoring regulations, significantly increasing the number of units that must be physically inspected for tax credit properties within the 15 years of the Compliance Period;

WHEREAS, this increase has been included in the approved fiscal year 2020 budget; and

WHEREAS, Tex. Gov't Code §2155.088(b)(2) requires the governing body of a state agency to approve a material change to a contract after it has been awarded. A material change includes increasing the total consideration to be paid under a contract by at least 10%;

NOW, therefore, it is hereby

RESOLVED, the material amendment to increase the contract with On-Sight Insight by 19% from \$350,000 to up to \$430,000 is approved to perform services from September 1, 2019, through August 31, 2020, as presented to this meeting, and the Acting Director and his designees are hereby authorized, empowered, and directed to take all necessary action to effectuate the foregoing; and

FURTHER RESOLVED, the Department will begin its procurement process for UPCS inspection services in the spring of 2020 for new services beginning September 1, 2020.

BACKGROUND

On February 26, 2019, the U.S. Treasury Department amended Treasury Regulation §1.42-5 related to monitoring compliance with low-income housing credit requirements. This regulation details the minimum federal monitoring requirements for Housing Tax Credit (HTC) properties during the 15-year compliance period. Under the previous regulation, the number of units required to be inspected was the lesser of 20% of the low income units in a project or the number of units required to be inspected through the protocol established by the Real Estate Assessment Center (REAC).

The new regulation eliminates “the lesser of” and requires inspection of the number of units required by the REAC protocol. This change increases the number of units that must be inspected in calendar year 2020 from 10,373 to 19,148. These numbers only include Housing Tax Credit properties that are in the 15-year compliance period. Another 5,122 units need to be inspected for other rental programs and HTC properties that have completed the 15-year compliance period. This means that 24,270 units need to be inspected in calendar year 2020. This does not include inspections completed in response to resident complaints, requests from the Enforcement Committee, responses to elected officials, or due diligence inspections done in response to negative media stories. When fully staffed, there are 15 inspectors in the Physical Inspection section of the Compliance Division. This staff completes UPCS inspections, reviews of the corrective action completed in response to the outsourced UPCS inspections, final construction inspections, and inspections for all of the Department’s HOME and Homelessness programs. In the most recent 12-month period, this staff completed UPCS inspections on approximately 8,100 units.

Under our current contract, On-site Insight charges \$29 per unit. These new monitoring requirements may have to be implemented as early as January 1, 2020. This requested increase is to cover the added inspections for January through August 31, 2020. In spring of 2020, staff plans to issue a new Request for Proposal for outsourcing UPCS inspections. It is expected that the contract for fiscal year 2021 will be almost \$470,000. This should ensure that the federally mandated inspections can be completed without increasing staff.

A number of entities are urging the Treasury Department to withdraw this regulation. Should the Treasury Department rescind or amend this regulation, staff may not need to spend the full amount of the contract, and will only outsource what is necessary to meet federal requirements. In the past few years, staff has outsourced approximately \$300,000 for UPCS inspections and completed the remaining inspections with Department staff.

8a

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

8b

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 25, 2019

Presentation, discussion and possible action regarding an Award of Direct Loan funds from the 2018-1 Multifamily Direct Loan Notice of Funding Availability

RECOMMENDED ACTION

WHEREAS, the Board previously authorized release of the 2018-1 Multifamily Direct Loan Notice of Funding Availability (NOFA) for up to \$28,862,745 with the application acceptance period beginning on January 4, 2018;

WHEREAS, the 2018-1 NOFA was amended several times to increase the amount available to \$62,304,276, subsequently closing on November 30, 2018, with funds in excess of remaining requests yet to be considered for award rolling over to the 2019-1 Multifamily Direct Loan NOFA;

WHEREAS, Application #18503, which requested \$2,000,000 in Direct Loan funds for Eastern Oaks Apartments, is a Priority 3 application under the 2018-1 NOFA and has received complete reviews for compliance with program and underwriting requirements;

WHEREAS, in accordance with 10 TAC §1.301(d)(1), the compliance history is designated as a Medium Portfolio Category 3 and deemed acceptable with conditions by the Executive Award and Review Advisory Committee (EARAC) after review and discussion;

WHEREAS, the Direct Loan is the only source of Department funding for this Application and 10 TAC §13.8(c)(6) requires Applications in which the Direct Loan is the only source of Department funding to provide equity in amounts not less than 20% of Total Housing Development Costs and an Appraisal that results in total repayable loan to value of not more than 80%;

WHEREAS, this Development is projected to have negative cash flow throughout the term of the Direct Loan;

WHEREAS, the Long Term Feasibility requirements in 10 TAC §10.302(i)(5)(B) of the 2018 Uniform Multifamily Rules requires a Development to not have any negative cash flow throughout the term of the Direct Loan, regardless of the exceptions that exist in 10 TAC §10.302(i)(6);

WHEREAS, the Applicant has provided a waiver request of 10 TAC §13.8(c)(6)(A) in accordance with 10 TAC §10.207, asserting that, because this Application is being submitted by a public housing authority (PHA) with limited means that are already stretched thin among other programs and services that the PHA operates and because bringing owner equity into the funding stack would cause the need for additional waivers with regard to Debt Coverage Ratio, the PHA had no ability to prevent needing a waiver of 10 TAC §13.8(c)(6)(A);

WHEREAS, the risk that is intended to be mitigated by 10 TAC §13.8(c)(6)(A) is being partially mitigated by the Applicant's financial institution certifying that that Applicant has liquid assets equal to at least 10 percent of Total Housing Development Costs;

WHEREAS, the Applicant has provided a waiver request of 10 TAC §13.8(c)(6)(C) in accordance with 10 TAC §10.207, asserting that, because this property has not been able to pursue any funding outside of the little operating and capital assistance it has received since it was built, the PHA had no ability to prevent needing a waiver of 10 TAC §13.8(c)(6)(C);

WHEREAS, the risk that is intended to be mitigated by 10 TAC §13.8(c)(6)(C) is being partially mitigated by the reasonable expectation that the post-rehabilitation value of the property will significantly exceed the current as-is value that shows the Department's loan at 89% loan to value;

WHEREAS, 10 TAC §10.302(i)(6)(B) allows non-Direct Loan financed Developments that do not meet Long Term Feasibility requirements to be re-characterized as feasible if the Development will received Project Based Rental Assistance (PBRA) or at least 50 percent of the units will be restricted under the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration program;

WHEREAS, because the rental income for all 30 units in the property is set by the HUD for the next 18 years under the PBRA Contract at a level that will keep the property cash flow positive, staff finds that sufficient mitigation is being provided;

WHEREAS, because this Development is being recommended for an award of TCAP Repayment Funds (TCAP RF), which is not a federal source, and is therefore not subject to underwriting guidelines established in the Department's Consolidated Plan and One Year Action Plan or those established in federal regulation (except as necessary to meet HOME match requirements), the Department has the ability to waive the section of 10 TAC §10.302(i)(6)(B) that limits re-characterization of a Development unable to meet Long Term Feasibility Requirements;

WHEREAS, the applicant is a PHA participating in the RAD program and is therefore limited in its ability to meet Long Term Feasibility Requirements despite an implicit guarantee from HUD that the PBRA Contract will maintain positive cash flow;

WHEREAS, the Applicant has also asserted that waiving these rules would allow the Department to fulfill its obligation in Tex. Gov't Code §2306.001(3) of contributing to the "preservation, development, and redevelopment of neighborhoods and communities, including the cooperation in the preservation of government-assisted housing occupied by individuals and families of very low and extremely low income;"

WHEREAS, this Application has committed to restricting 20 of the 30 units with 30% Direct Loan income and rent restrictions with the remaining units subject to similar requirements under the Housing Assistance Payment contract in connection with the Rental Assistance Demonstration (RAD) Program conversion;

WHEREAS, the Department is not limited to the National Housing Trust Fund requirements identified in the NOFA for the Supportive Housing/Soft Repayment Set-Aside (as this rehabilitation activity is ineligible for that fund source); and

WHEREAS, staff recommends the Board approve the waivers requested and award this Application the requested \$2,000,000 in TCAP RF in order to preserve government-assisted housing occupied by extremely low income households;

NOW, therefore, it is hereby

RESOLVED, that waivers of 10 TAC §13.8(c)(6)(A) and (C) related to equity and loan-to-value requirements, 10 TAC §10.302(i)(5)(B) related to Long Term Feasibility, and the section of 10 TAC §10.302(6)(B) that limits re-characterization of a Development to non-Direct Loan financed Developments are hereby approved;

FURTHER RESOLVED, that an award of \$2,000,000 in TCAP RF from the 2018-1 NOFA for Eastern Oaks Apartments is hereby approved in the form presented at this meeting; and

FURTHER RESOLVED, that the Board's approval is conditioned upon satisfaction of all conditions of underwriting, and completion of any other reviews required to assure compliance with the applicable rules and requirements.

BACKGROUND

On December 14, 2017, the Board approved the issuance of a NOFA for up to \$28,862,745, which was amended to increase the amount available to \$62,304,276 within three set-asides:

- \$22,324,041 in Supportive Housing/ Soft Repayment set-aside, composed of \$3.3 million in TCAP RF, and \$19,024,041 in National Housing Trust Fund
- \$8,215,058 of HOME funds under the CHDO set-aside,
- \$31,765,177 in the General set-aside, composed of \$17,318,946 in HOME, \$5 million in NSP1 Program Income and \$9,446,231 in TCAP RF.

Eastern Oaks Apartments was constructed in 1982, and has had minimal repairs completed since that date. It was converted from public housing units to Project Based Rental Assistance on all 30 of the units through HUD RAD program in 2016, along with two other Housing Authority of Travis County properties (Summit Oaks and Alexander Oaks) that utilized 9% competitive housing tax credits as the majority of their financing. Since Eastern Oaks was not viable as a competitive Housing Tax Credit Application, the property was not included in the tax credit component of the RAD transaction in order to be financed with other soft funding. The subject Application was received in 2018, so that the 2018 Multifamily Direct Loan, and Uniform Multifamily Rules will apply.

Staff is recommending the Board's approval of the waivers requested in the Housing Authority of Travis County's (HATC) application (18503) based on HATC demonstrating that they could not have foreseen or prevented needing these waivers as a result of limitations under which a PHA must operate. Approval of these waivers will allow the Department to ultimately award TCAP RF totaling \$2,000,000 as a deferred forgivable loan at 0% interest rate with a 30-year term under the Supportive Housing/Soft Repayment Set-Aside and assist HATC in repairing and modernizing Eastern Oaks Apartments. The waivers requested impact Department requirements regarding feasibility conclusions (10 TAC §10.302(i)(5)(B)) and risk mitigation (10 TAC §13.8(c)(6)(A) and (C)).

With regard to feasibility requirements, while 10 TAC §10.302(i)(4)(A) and 10 TAC §10.302(i)(5)(A) do not apply as a result of the Development meeting the requirements of 10 TAC §10.302(i)(6)(B)(i) which gives an exception to Developments that receive HUD RAD for at least 50% of the units, 10 TAC §10.302(i)(5)(B) requires the Development to be found infeasible if there is negative cash flow through the Direct Loan term. Cash flow for Eastern Oaks is projected to become negative in Year 10 according to the Department's proforma. However, because the PBRA contract from HUD is expected to be adjusted annually to cover any shortfall between income and expenses, staff is reasonably confident that cash flow will not go negative as long as the PBRA contract remains in place. The Direct Loan is structured as a deferred forgivable loan – with repayment provisions only in place as a remedy in the event of non-compliance with the terms of the Direct Loan Land Use Restriction Agreement – which 10 TAC §10.302(i)(5)(B) does not contemplate in this context. Additionally, the Applicant provided a resolution from its Board dated February 7, 2019, which irrevocably commits to funding any operating deficits apart from the PBRA that may arise during the affordability period.

Additional risk mitigation is being provided in order to satisfy the intent of the requirements in 10 TAC §13.8(c)(6), by way of \$3 million (inclusive of the Department's \$2 million deferred forgivable loan), or 88.2%, of the \$3.4 million in total sources being soft debt that has minimal, if any, repayment provisions. This Application is minimally leveraged with the \$400,000 from Lone Star National Bank representing the only hard pay debt.

The \$2,000,000 TCAP RF loan comprises approximately 59% of Total Housing Development Costs, with additional funding coming from the City of Austin (\$1,000,000) and Lone Star National Bank (\$400,000). Since the Department's loan amounts to more than 50% of Total Housing Development Costs, the Applicant provided a letter from their financial institution (International Bank of Commerce) indicating that they have liquid assets equal to at least 10% of Total Housing Development Costs that could be contributed to the development.

The TCAP RF loan will be superior to the Lone Star National Bank loan and the City of Austin's loan, and will maintain first lien position during the construction and permanent periods. The recommended application and award amounts are outlined in the attached award recommendations log behind this Board item.

This application has been underwritten and determined to meet the Real Estate Analysis rules and requirements, and has received a recommendation with conditions from EARAC.

Should the recommended award be approved, \$6,526,000 will remain available under the NOFA, of which four applications requesting \$6,526,000 are still under review. Subsequent award recommendations for applications undergoing staff reviews may appear on future Board agendas.

Organizational Structure and Previous Participation: The borrower is the Housing Authority of Travis County, and includes principals as indicated in the organization chart below. At the time of the Previous Participation Review, the applicant was a Medium Portfolio Category 3. EARAC recommends approval with the following conditions:

- 1) HATC has designated the Director of Affordable Housing Program and its Housing Specialist as points of contact for all compliance correspondences. HATC will ensure that these persons will provide timely responses to the Department for and on behalf of the proposed Development and all other Developments subject to a TDHCA LURA over which the Owner has the power to exercise Control.
- 2) HATC is required to ensure that the Director of Affordable Housing Programs and the Housing Specialist attend and review the trainings listed in (A), (B) and (C) of this subsection and provide TDHCA with certification of attendance or completion no later than **December 31, 2019**.
 - A. Housing Tax Credit Training sponsored by the Texas Apartment Association;
 - B. 1st Thursday Income Eligibility Training conducted by TDHCA staff;
 - C. Review of the TDHCA Compliance Training webinars:
 - i. 2012 Income and Rent Limits Webinar Video;

- ii. How to properly use the Income and Rent Tool;
 - iii. Income Eligibility Presentation Video;
 - iv. 2015 Tenant Selection Criteria Webinar Video;
 - v. 2015 Tenant Selection Criteria Presentation;
 - vi. 2015 Tenant Selection Criteria- Q and A's;
 - vii. §10.610 - Tenant Selection Criteria;
- 3) The Executive Director, for good cause, may grant one extension of these conditions for up to six months if requested prior to the deadline; any subsequent extensions, or extensions requested after the deadline, must be approved by the Board.

Public Comment: There have been no letters of support or opposition received by the Department in connection with this current application.

This Application was presented to the Governing Board at its meeting of February 21, 2019. After consideration and discussion, the item was tabled by the Board and staff was instructed to return with a verification of the rehabilitation costs in a complete breakdown.

Eastern Oaks Apartments was constructed in 1982. There are 15 residential buildings, an office building and a maintenance building on 4.986 acres. The residential and maintenance buildings are masonry and wood construction, the office is stucco. All buildings have asphalt shingle roofs. The site generally slopes from the northwest to the southeast, with several large trees. A driveway through the center of the property has parking on either side.

The Application includes a Property Condition Assessment (PCA) that meets the Department requirements, along with the required Excel workbook Supplement. Further detail regarding the projected rehabilitation costs is not available. The PCA reports necessary repairs and estimated costs as follows:

The property has a number of general deficiencies, with estimated repair costs of \$199,320.

- Subsidence at the northwest portion has caused pooling of stormwater and flooding in some buildings. Erosion is affecting concrete terraces in the northern part of the site. The PCA provider estimates that surface grading will cost \$64,924. This repair is indicated as an immediate need. There are at least two buildings with sandbags at the foundation in order to prevent water intrusion.
- The landscaping requires refurbishing and the boundary fence needs to be replaced.
- Sidewalks and ramps need to be replaced due to subsidence, and to meet ADA requirements.
- Parking areas and driveways need to be sealed and recoated, and the parking lot restriped.

The exteriors of the buildings require repairs estimated at \$486,763.

- 75% of the exterior trim is damaged and needs to be replaced.

- The exterior doors and windows appear to part of the original construction and need to be replaced for energy efficiency.
- Masonry repairs are needed.
- The roofs are part of the original construction and have some isolated damage. They need to be replaced to assure they will last through the affordability period, and better insulation needs to be installed.

The interior of the apartments and office require \$375,796 of repairs to electrical, plumbing and mechanical systems, and \$472,402 for repair and replacement of interior fixtures and finishes. In addition, asbestos abatement is estimated to cost \$94,118.

- Interior drywall requires cosmetic repairs and replacement of water-damaged areas.
- Vinyl tile flooring and cabinets appear to be part of the original construction.
- Appliances need to be replaced with energy-efficient models.
- Interiors need to be painted and window coverings replaced.

The hard costs (building costs, contingency, and site work/ site amenities) for this development total \$1,908,023 with a hard cost per unit of \$63,600, while the total development costs equal \$3,550,301 with a total development cost per unit of \$118,343. The soft costs include \$300,000 for relocation, or \$10,000 per unit. Additional costs include financing and legal fees, developer and contractor fees, and costs related to submitting an Application to the Department.

The averages for rehabilitation hard costs per unit and total costs per unit for TDHCA Developments are reflected in the table below. The projected costs for Eastern Oaks fall within this range.

Rehabilitation Cost Averages for TDHCA Developments Prior Five Years		
	Rehab Hard Cost/Unit	Total Costs/Unit (excluding acquisition)
Average	\$70,000	\$134,000
Range	\$14,286 - \$94,023	\$50,345 - \$207,444

During the discussion of this item at the February 21 Board meeting, a question was raised regarding the cost of rehabilitating this property as compared to the cost for new construction. For the current 9% Housing Tax Credit cycle, costs in Austin for New Construction and Reconstruction Applications range from \$113.50 to \$193.00 per square foot. Admittedly these costs include land acquisition, but according to the Applicant reconstructing Eastern Oaks onsite would be difficult due to required setbacks and tree ordinances, so the comparison is valid. With a net rentable area of 22,934 square feet, the cost to rehabilitate the Development (less relocation) is \$141.72 per square foot.

The Development Cost Schedule includes \$300,000 for Relocation. The Applicant has provided a budget for the relocation of residents during a 12-month construction period. Due to the extensive nature of the planned rehabilitation, all residents will be moved to other locations. The budget includes moving expenses of \$43,000, Rent expenses of \$249,384, and Administrative expenses of \$20,000. The rent is calculated as 30 units at \$1,200 per month, less the HUD rent subsidy. Residents will not incur any costs as a result of the relocation.

The Application requests funds from the Supportive Housing/Soft Repayment setaside in the 2018-1 NOFA. This setaside is intended to support the creation and preservation of units serving the most vulnerable Texans. Units under the Soft Repayment setaside are required to be restricted to households at 30% of Area Median Income or less. For the Austin MSA, a household of four at 30% of AMI will have no more than \$25,800 in annual income, and household of one will have no more than \$18,100. The operating costs for these units easily outpace the income. The gross rent for a one-bedroom 30% unit in Austin is \$452 per month, the breakeven rent for Eastern Oaks is \$484 per month. The deferred forgivable loan recommended for this development makes it possible for the Housing Authority to continue to serve these households. A loan structure, as opposed to a grant, is used to ensure that the Department has a security interest in the property. A deed of trust for a deferred forgivable loan, in essence, secures the borrower's obligation to provide the affordable units, and allows the Department to step in if necessary.

Owner:
Housing Authority of Travis County,
100%

Executive Director:
Patrick Howard, 0%

Chair:
Ann Denton, 0%

Board Member:
Wilmer Roberts, 0%

Board Member:
John Hernandez, 0%

Board Member:
Eddie Karam, 0%

Board Member:
Robbye Meyer, 0%

18503 Eastern Oaks Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION
February 13, 2019

PROPERTY IDENTIFICATION	
Application #	18503
Development	Eastern Oaks Apartments
City / County	Austin / Travis
Region/Area	7 / Urban
Population	General
Set-Aside	General
Activity	Rehabilitation (Built in 1980)

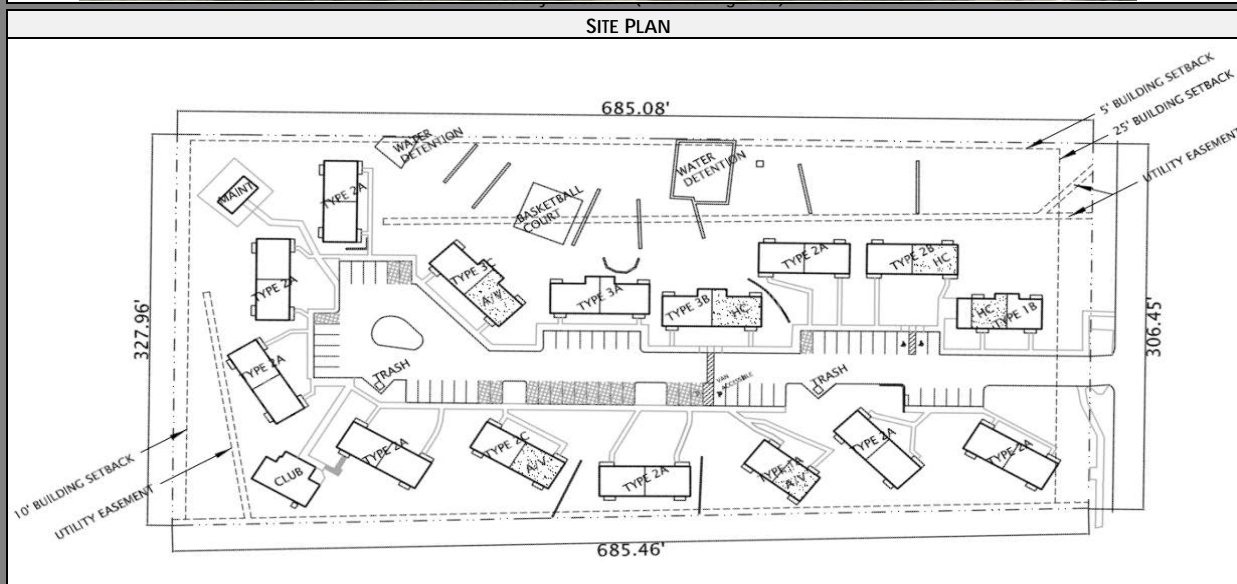
RECOMMENDATION						
TDHCA Program	Amount	Rate	Amort	Term	Lien	
Multifamily Direct Loan	\$2,000,000	0.00%	0	30	1	

KEY PRINCIPAL / SPONSOR		
Patrick Howard (Executive Director) & Robert Onion		
Housing Authority of Travis County		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	20	67%
1	4	13%	40%	-	0%
2	20	67%	50%	10	33%
3	6	20%	60%	-	0%
4	-	0%	MR	-	0%
TOTAL	30	100%	TOTAL	30	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.31	Expense Ratio	81.0%
Breakeven Occ.	90.7%	Breakeven Rent	\$484
Average Rent	\$507	B/E Rent Margin	\$23
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,774/unit	Controllable	\$3,028/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	0.7%		
Highest Unit Capture Rate	3%	2 BR/30%	13
Dominant Unit Cap. Rate	3%	2 BR/30%	13
Premiums (↑60% Rents)	No		
Rent Assisted Units	30	100% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	765 SF	Density	6.0/acre
Acquisition	\$00K/unit	\$K	
Building Cost	\$64.19/SF	\$49K/unit	\$1,474K
Hard Cost	\$64K/unit		\$1,908K
Total Cost	\$118K/unit		\$3,550K
Developer Fee	\$382K	(39% Deferred) N/A	
Contractor Fee	\$320K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$9K	14%	Finishes/Fixtures \$18K 28%
Building Shell	\$24K	38%	Amenities \$2K 3%
HVAC	\$4K	6%	Total Exterior \$34K 60%
Appliances	\$1K	2%	Total Interior \$23K 40%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Lone Star National Bank	15/30	5.00%	\$400,000	1.31	TDHCA - Deferred Forgivable	30/0	0.00%	\$2,000,000	1.31	Housing Authority of Travis County	\$150,301
					Austin Housing Finance Corp	40/0	0.00%	\$1,000,000	1.31		
TOTAL DEBT (Must Pay)			\$400,000		CASH FLOW DEBT / GRANTS			\$3,000,000		TOTAL EQUITY SOURCES	\$150,301
										TOTAL DEBT SOURCES	\$3,400,000
										TOTAL CAPITALIZATION	\$3,550,301

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
 - d: Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
 - e: Board approval of request of waiver for 10.302(i)(5)(B) which requires that there not be projected negative cash flow throughout the term of a Direct Loan.
 - f: Board approval of request of waiver for 13.8(c)(6)(A) which requires that if the Direct Loan is the only source of Department funding for the Development, then the Development Owner must provide equity in the amount not less than 20% of Total Housing Development Costs.
 - g: Board approval of request of waiver for 13.8(c)(6)(C) which requires that if the Direct Loan is the only source of Department funding for the project an "As-Is" appraisal that provides a Loan to Value not greater than 80% must be provided.
- 2 Receipt and acceptance by Cost Certification:
 - a: Certification of comprehensive testing for asbestos; that any required abatement measures were appropriately implemented; and that any remaining asbestos-containing materials are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - b: Certification of comprehensive testing for lead in drinking water; that any required abatement measures were appropriately implemented.
 - c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

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

RISK PROFILE

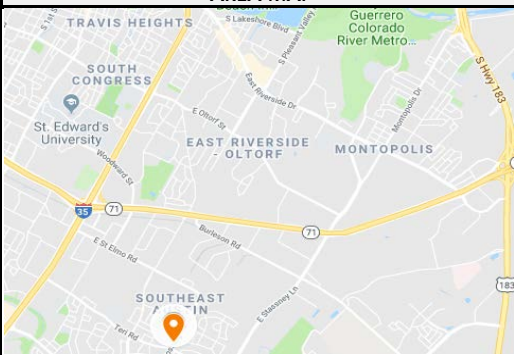
STRENGTHS/MITIGATING FACTORS

- Substantial Campus Improvement Plan enacted by AISD regarding local school.
- Renewed (May '18) HAP Contract for 18 years.
- 2/3 of units set-aside for 30% of AMFI.
- Applicant signed irrevocable commitment to fund any operating deficits during holding period.

WEAKNESSES/RISKS

- Undesireable neighborhood characteristics.
- Negative cash flow beginning in Year 10.
- Insufficient Replacement Reserves budgeted.
- Requires waivers of 80% LTV and negative cash flow rules
- Relocation Plan requires \$10,000 / unit.

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: **18503** Program(s): **MDL**

Eastern Oaks Apartments

Address/Location: 4922 Nuckols Crossing

City: Austin County: Travis Zip: 78744

Population: General Program Set-Aside: General Area: Urban

Activity: Rehabilitation Building Type: Duplex Region: 7

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
Multifamily Direct Loan (Deferred Forgivable)	\$2,000,000	0.00%		15	\$2,000,000	0.00%	0	0	1
LIHTC (4% Credit)	\$0				\$0				

* Multifamily Direct Loan Terms:

* Lien position after conversion to permanent. Lien position during construction may vary.

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
 - d: Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
 - e: Board approval of request of waiver for 10.302(i)(5)(B) which requires that there not be projected negative cash flow throughout the term of a Direct Loan.
 - f: Board approval of request of waiver for 13.8(c)(6)(A) which requires that if the Direct Loan is the only source of Department funding for the Development, then the Development Owner must provide equity in the amount not less than 20% of Total Housing Development Costs.
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 - a: Certification of comprehensive testing for asbestos; that any required abatement measures were appropriately implemented; and that any remaining asbestos-containing materials are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - b: Certification of comprehensive testing for lead in drinking water; that any required abatement measures were appropriately implemented.
 - c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

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

SET-ASIDES

TDHCA SET-ASIDES for DIRECT LOAN LURA		
Income Limit	Rent Limit	Number of Units
30% of AMFI	30% of AMFI	20

DEVELOPMENT SUMMARY

Eastern Oaks is the transformation of a 36-year old, functionally obsolete housing project into a sustainable, high-quality community asset that will preserve deep affordability so crucial to the livability of its home in Austin, Texas. The 30-unit, low-profile project tucked away in a quiet single-family neighborhood in South Austin consists of 15 one-story buildings and two accessory buildings on 4.986 acres of land.

The Housing Authority of Travis County - owner, developer and manager of Eastern Oaks - converted the property to 100% Section 8 vouchers for persons with incomes 30% Median Family Income and below through the HUD Rental Assistance Demonstration (RAD) program in 2016. As a long-term owner invested in the lives of their residents, HATC is leveraging the RAD conversion with a "down-to-the-studs" rehabilitation that will ensure the successful operation of the property and responsible preservation of affordable units.

The Housing Authority of Travis County is applying for MFDL to help offset the costs of the crucial repairs and modernization that are part of this rehabilitation. Specifically, the rehabilitation will include: asbestos abatement, foundation repairs, accessibility upgrades, site drainage improvement, roof replacement, replacement of all finishes, systems, doors and windows and appliances, waterproofing, and life/safety upgrades. At the end of construction, the goal is to have all units to be the equivalent of newly-constructed units thereby extending the useful life of the property and preserving critical affordability.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS		WEAKNESSES/RISKS	
▫	Substantial Campus Improvement Plan enacted by AISD regarding local school.	▫	Undesireable neighborhood characteristics.
▫	Renewed (May '18) HAP Contract for 18 years.	▫	Negative cash flow beginning in Year 10.
▫	2/3 of units set-aside for 30% of AMFI.	▫	Insufficient Replacement Reserves budgeted.
▫	Applicant signed irrevocable commitment to fund any operating deficits during holding period.	▫	Requires waivers of 80% LTV and negative cash flow rules
▫		▫	Relocation Plan requires \$10,000 / unit.

DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Robert Onion
 Phone: (512) 854 1888
 Relationship:

Name: Patrick Howard
 Phone: 512-854-8245
 Relationship: Executive Director - HATC

OWNERSHIP STRUCTURE

Owner:
 Housing Authority of Travis County,
 100%

Executive Director:
 Patrick Howard, 0%

Chair:
 Ann Denton, 0%

Board Member:
 Wilmer Roberts, 0%

Board Member:
 John Hernandez, 0%

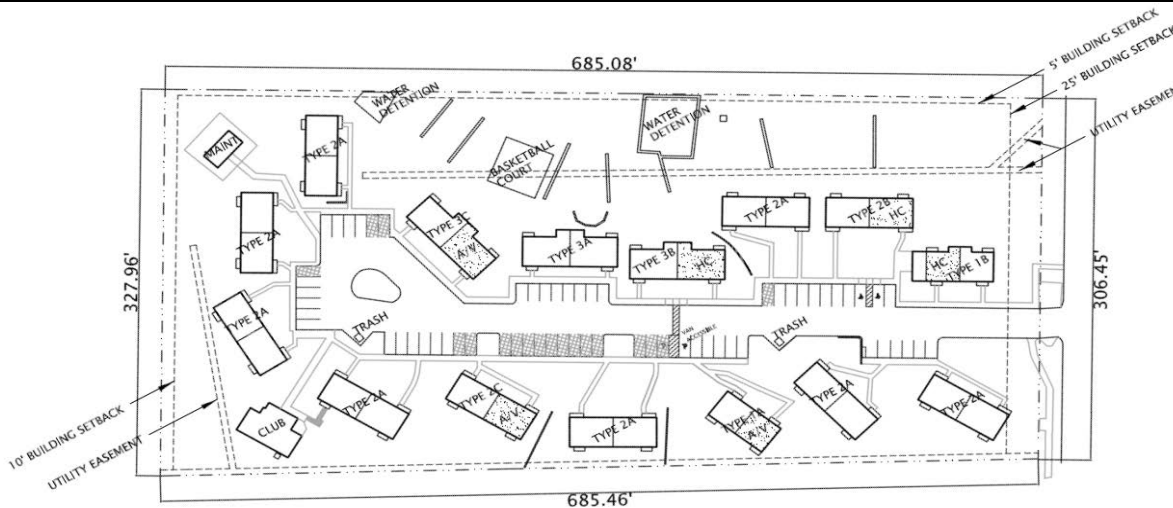
Board Member:
 Eddie Karam, 0%

Board Member:
 Robbye Meyer, 0%

- o Housing Authority of Travis County has taken control of six HTC properties within the past 3 years.

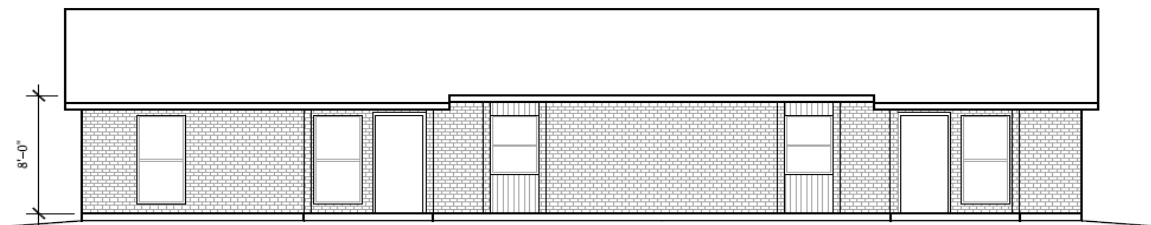
DEVELOPMENT SUMMARY

SITE PLAN



Comments:
 Does not appear to be any site plan changes resulting from the rehabilitation.

BUILDING ELEVATION



FRONT ELEVATION

Comments:
90% Masonry, 10% Wood

BUILDING CONFIGURATION

Building Type	1A	1B	2	3															Total Buildings
Floors/Stories	1	1	1	1															15
Number of Bldgs	1	1	10	3															
Units per Bldg	2	2	2	2															
Total Units	2	2	20	6															30
Avg. Unit Size (SF)	765 sf		Total NRA (SF)		22,960		Common Area (SF)		0										

SITE AND ACQUISITION			
Site Acreage:	Development Site: <u>4.99</u> acres	Density: <u>6.0</u> units/acre	
	Site Control: <u>4.986</u>	Site Plan: <u>N/A</u>	Appraisal: <u>4.986</u> ESA: <u>N/A</u>
Control Type:	<u>Recorded Warranty Deed</u>	Contract Expiration:	<u>1/0/1900</u>
Development Site:	<u>4.99</u> acres	Cost:	<u>N/A</u>
Owner:	<u>Housing Authority of Travis County</u>		
Related-Party Seller/Identity of Interest:	<u>No</u>		
GENERAL INFORMATION			
Flood Zone:	<u>Zone X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>MF-1-NP</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>1980</u>	Title Issues?	<u>No</u>
Surrounding Uses:	<u>South: SFR & street retail - East: open space - North: SFR - East: SFR & parkland</u>		
APPRAISED VALUE			
Appraiser:	<u>Gill Group</u>	Date:	<u>2/2/2016</u>
Land as Vacant:	<u>4.986</u> acres	<u>\$425,000</u>	Per Unit: <u>\$14,167</u>
Existing Buildings: (as-is)		<u>\$1,815,000</u>	Per Unit: <u>\$60,500</u>
Total Development: (as-is)		<u>\$2,240,000</u>	Per Unit: <u>\$74,667</u>
Comments:	<u>Appraisal not incorporated because is 3 years old and only considers market rate value.</u>		
HIGHLIGHTS of ENVIRONMENTAL REPORTS			
Provider:	<u>Phase Engineering, Inc.</u>	Date:	<u>7/26/2018</u>
Recognized Environmental Conditions (RECs) and Other Concerns:	<ul style="list-style-type: none"> ▫ Asbestos sampling, Drinking Water testing, and Noise Mitigation will all be retested post renovation. 		

MARKET ANALYSIS

Provider: Gill Group Date: 8/7/2018
 Contact: Samuel T. Gill Phone: 573-624-6614

Primary Market Area (PMA): 7 sq. miles 1 mile equivalent radius

Primary Market Area is approximately a 1 mile strip to the east of I-35, all south of Hwy 71. The subject is in the northwestern portion of the PMA, and several new or rehab general population developments are unstabilized within 1 mile east and west of the PMA.

ELIGIBLE HOUSEHOLDS BY INCOME								
Travis County Income Limits								
HH size	30% of AMI		40% of AMI		50% of AMI		60% of AMI	
	min	max	min	max	min	max	min	max
1	\$1	\$18,100	---	---	\$1	\$30,100	---	---
2	\$1	\$20,650	---	---	\$1	\$34,400	---	---
3	\$1	\$23,250	---	---	\$1	\$38,700	---	---
4	\$1	\$25,800	---	---	\$1	\$43,000	---	---
5	\$1	\$27,900	---	---	\$1	\$46,450	---	---
6	\$1	\$29,950	---	---	\$1	\$49,900	---	---
7+	---	---	---	---	---	---	---	---

Comments:

As a property with all units allocated as Section 8, there is no minimum qualifying income. Since the revised HAP contract allows families earning as much as 50% AMI to qualify, there are no Income gaps and Gross Demand includes all households below 50% AMI.

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	N/A					
Stabilized Affordable Developments in PMA (pre-2014)					Total Units	1,304
					Total Developments	7

Proposed, Under Construction, and Unstabilized Comparable Supply:

N/A

OVERALL DEMAND ANALYSIS				
		Market Analyst		Underwriter
Total Households in the Primary Market Area	12,750		13,398	
Potential Demand from the Primary Market Area	1,865		3,764	
10% External Demand	187		376	
Potential Demand from Other Sources	0		0	
GROSS DEMAND	2,052		4,140	
Subject Affordable Units	30		30	
Unstabilized Comparable Units	0		0	
RELEVANT SUPPLY	30		30	
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.5%		0.7%	

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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Demand Analysis:

All units are covered by a Housing Assistance Program contract, meaning that all households below the maximum income level are eligible. Twenty units are restricted to 30% AMI and below under the TDHCA Direct Loan. The remaining units are restricted to 50% AMI by the HAP Contract. The Gross Capture Rate is 0.7% for the development's 30 rent assisted units.

Capture rate limits do not apply to existing affordable housing that is at least 50% occupied and that provides a leasing preference to existing tenants.

The property is currently 90% occupied.

UNDERWRITING ANALYSIS OF PMA DEMAND by UNIT TYPE										
Unit Type	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	223	22	4	0	2%	329	33	2	0	1%
2 BR/30%	564	56	21	0	3%	413	41	13	0	3%
3 BR/30%	504	50	5	0	1%	572	57	5	0	1%

Market Analyst Comments:

The subject site is off of a major thoroughfare with fair to good access and visibility. The tenants will have good access to most services.

Underwriter Comments:

As a Section 8 property with a full Relocation Plan, most existing tenants are expected to return.

Revisions to Market Study:	0
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OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$33,699	Avg. Rent:	\$507	Expense Ratio:	81.0%
Debt Service:	\$25,767	B/E Rent:	\$484	Controllable Expenses:	\$3,028
Net Cash Flow:	\$7,932	UW Occupancy:	95.0%	Property Taxes/Unit:	\$0
Aggregate DCR:	1.31	B/E Occupancy:	90.7%	Program Rent Year:	2018

All units underwritten at current HAP Contract Rents.

Reserve for replacement underwritten at \$300 per unit per year as approved by the permanent Lender Lone Star National Bank.

Typical overall operating expenses (\$4,774 per unit/ \$3,028 controllable) and low HAP Contract Rents (\$0.66 psf) result in a very high 80% expense-to-income ratio. As a result of the high expense ratio, annual cash flow turns negative in Year 10.

With 100% Rental Assistance, the development is exempt from 65% expense ratio limit and the requirement for minimum 1.15 debt coverage through year 15. However, §10.302(i)(5)(B) states that a development is considered infeasible with negative annual cash flow any time during the term of a TDHCA Direct Loan. A waiver of the rule will be required to support an award of the requested Direct Loan.

Deferred developer fee cannot be repaid based on the current pro forma due to negative cash flow beginning in year 10. The requested waiver is based on the 100% HAP Rental Assistance and the presumption that HUD will adjust Contract Rents as necessary to maintain positive cash flow. Additionally, the Applicant provided a resolution from its Board dated February 7, 2019 that irrevocably commits to funding any operating deficits apart from the PBRA that may arise during the performance period.

Related-Party Property Management Company: 0

Revisions to Rent Schedule: 2

Revisions to Annual Operating Expenses: 2

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on PCA)

Acquisition	\$/ac	\$/unit	\$0	Contractor Fee	\$320,000
Off-site + Site Work		\$8,692/unit	\$260,770	Soft Cost + Financing	\$870,673
Building Cost	\$64.19/sf	\$49,127/unit	\$1,473,797	Developer Fee	\$381,605
Contingency	10.00%	\$5,782/unit	\$173,457	Reserves	\$70,000
Total Development Cost	\$118,343/unit	\$3,550,301		Rehabilitation Cost	\$57,819/unit

Qualified for 30% Basis Boost? Located in OCT with < 20% HTC units/HH

Building Cost:

\$53K /unit includes nearly equal costs for painting, air conditioning, doors, drywall, plumbing, & cabinetry.

PCA Provider identified \$65K in Immediate Repair costs (surface grading), and the remainder of all costs were identified by the Housing Authority of Travis County as necessary improvements.

\$94K budgeted for a necessary Asbestos Abatement.

40% of hard rehab costs will serve to improve the interior of the residential units.

REHABILITATION COSTS / UNIT / % HARD COST

Site Work	\$260,770	\$8,692/unit	14%	Finishes/Fixtures	\$541,382	\$18,046/unit	28%
Building Shell	\$716,890	\$23,896/unit	38%	HVAC	\$123,529	\$4,118/unit	6%
Amenities	\$54,524	\$1,817/unit	3%	Appliances	\$37,473	\$1,249/unit	2%
Total Exterior	\$1,032,183	\$34,406/unit	60%	Total Interior	\$702,384	\$23,413/unit	40%

Contingency:

Contingency exceeds the 10% limit by \$23K.

Soft Costs:

Relocation Plan includes costs of \$10,000/unit

Developer Fee:

Max Developer Fee will be used by the Housing Authority of Travis County to help subsidize improvements.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$3,550,301	\$1,686,486	\$74,323

Related-Party Contractor: _____ No

Related-Party Cost Estimator: _____ No

Revisions to Development Cost Schedule: 1

UNDERWRITTEN CAPITALIZATION

INTERIM / PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Lone Star National Bank	\$400,000	5.00%	30	15	\$400,000	5.00%	30	15	11%
TDHCA - Deferred Forgivable	\$2,000,000	0.00%	0	15	\$2,000,000	0.00%	0	30	56%
Austin Housing Finance Corporation	\$1,000,000	0.00%	0	40	\$1,000,000	0.00%	0	40	28%
Total	\$3,400,000				\$3,400,000				

Comments:

Applicant requested a \$2,000,000 Multifamily Direct Loan as a deferred forgivable loan at 0% interest rate with a 30 year term under the Supportive Housing / Soft Repayment Set-Aside. As the largest source of funds, the TDHCA loan will have first lien priority.

Lone Star National Bank will provide \$400,000 as a fully amortized loan at 5.00% interest with a 15-year term and 30-year amortization.

Austin Housing Finance Corp will provide \$1,000,000 as a deferred forgivable loan at 0% interest.

The required match for the TDHCA Direct Loan is satisfied by the below-market interest rate on the AHFC loan.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Housing Authority of Travis County	\$0		0%	\$150,301		4%	39%
Total	\$0			\$150,301			
				\$3,550,301		Total Sources	

Revisions to Sources Schedule: 2

CONCLUSIONS

Recommended Financing Structure:

Staff is recommending the Board's approval of the waivers requested in the Housing Authority of Travis County's application (18503) in order to ultimately award TCAP RF totaling \$2,000,000 as a deferred forgivable loan at 0% interest rate with a 30 year term under the Supportive Housing/Soft Repayment Set-Aside. The waivers requested impact Department requirements regarding feasibility conclusions (10 TAC §10.302(i)(5)(B)) and risk mitigation (10 TAC §13.8(c)(6)).

	RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Lien
TDHCA Multifamily Direct Loan	\$2,000,000	0%	0	30	1

Comments:

Underwriting limits for maximum expens-to-income ratio and minimum debt coverage do not apply because more than 50 percent of the units are supported by project-based rental assistance. However, 10 TAC §10.302(i)(5)(B) requires the Development to be found infeasible if there is negative cash flow at any time during the term of the Direct Loan. Cash flow for Eastern Oaks is projected to go negative in Year 10. However, because the PBRA contract is expected to be adjusted annually to cover any shortfall between income and expenses, staff is reasonably confident that cash flow will not go negative as long as the PBRA contract remains in place. The Direct Loan is structured as a deferred forgivable loan – with repayment provisions only in place as a remedy in the event of non-compliance with the terms of the Direct Loan Land Use Restriction Agreement – which 10 TAC §10.302(i)(5)(B) does not contemplate in this context. Additionally, the Applicant provided a resolution from its Board dated February 7, 2019 that irrevocably commits to funding any operating deficits apart from the PBRA that may arise during the performance period.

The TCAP RF loan will be superior to the Lone Star National Bank loan and the City of Austin's loan and will maintain first lien position during the construction and permanent periods. The recommended application and award amounts are outlined in the attached award recommendations log behind this Board item.

Underwriter: Greg Stoll
 Manager of Real Estate Analysis: Thomas Cavanagh
 Director of Real Estate Analysis: Brent Stewart

UNIT MIX/RENT SCHEDULE
Eastern Oaks Apartments, Austin, MDL #18503

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
Area Median Income	\$86,000
PROGRAM REGION:	7

UNIT DISTRIBUTION							
# Beds	# Units	% Total	Assisted	MDL	Income	# Units	% Total
Eff	-	0.0%	0	0	30%	20	66.7%
1	4	13.3%	4	2	40%	-	0.0%
2	20	66.7%	20	13	50%	10	33.3%
3	6	20.0%	6	5	60%	-	0.0%
4	-	0.0%	0	0	MR	-	0.0%
TOTAL	30	100.0%	30	20	TOTAL	30	100.0%

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	
Applicable Fraction	
APP % Acquisition	
APP % Construction	
Average Unit Size	765 sf

UNIT MIX / MONTHLY RENT SCHEDULE

TDHCA Direct Loan Program		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
		RAD Sec 8	\$481	2	1	1	620	\$481	\$95	\$386	\$0	\$0.62	\$386	\$772	\$772	\$386	\$0.62	\$0	\$865	\$1.39	\$865
30%/30%	\$484	RAD Sec 8	\$481	2	1	1	620	\$481	\$95	\$386	\$0	\$0.62	\$386	\$772	\$772	\$386	\$0.62	\$0	\$865	\$1.39	\$865
		RAD Sec 8	\$611	6	2	1	762	\$611	\$125	\$486	\$0	\$0.64	\$486	\$2,916	\$2,916	\$486	\$0.64	\$0	\$1,051	\$1.38	\$1,051
30%/30%	\$581	RAD Sec 8	\$611	13	2	1	762	\$611	\$125	\$486	\$0	\$0.64	\$486	\$6,318	\$6,318	\$486	\$0.64	\$0	\$1,051	\$1.38	\$1,051
		RAD Sec 8	\$611	1	2	1	775	\$611	\$125	\$486	\$0	\$0.63	\$486	\$486	\$486	\$486	\$0.63	\$0	\$1,051	\$1.36	\$1,051
		RAD Sec 8	\$829	1	3	1	882	\$829	\$170	\$659	\$0	\$0.75	\$659	\$659	\$659	\$659	\$0.75	\$0	\$1,220	\$1.38	\$1,220
30%/30%	\$671	RAD Sec 8	\$829	5	3	1	869	\$829	\$170	\$659	\$0	\$0.76	\$659	\$3,295	\$3,295	\$659	\$0.76	\$0	\$1,220	\$1.40	\$1,220
TOTALS/AVERAGES:				30			22,960				\$0	\$0.66	\$507	\$15,218	\$15,218	\$507	\$0.66	\$0	\$1,060	\$1.38	\$1,060

ANNUAL POTENTIAL GROSS RENT:	\$182,616	\$182,616
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STABILIZED PRO FORMA

Eastern Oaks Apartments, Austin, MDL #18503

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local comps < 50 units	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.66	\$507	\$182,616	\$182,616	\$507	\$0.66		0.0%	\$0
Application/pet/late/NSF fees					\$5.00	\$1,800						
Telephone/Cable/Vending					\$5.00	\$1,800						
0					\$0.00	\$0						
Total Secondary Income					\$10.00	\$3,600	\$3,600	\$10.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$186,216	\$186,216				0.0%	\$0
Vacancy & Collection Loss					5.0% PGI	(9,311)	(9,311)	5.0% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$176,905	\$176,905				0.0%	\$0

General & Administrative	\$14,100	\$470/Unit	\$17,280	\$576	8.00%	\$0.62	\$472	\$14,150	\$14,100	\$470	\$0.61	7.97%	0.4%	50
Management	\$15,140	5.2% EGI	\$13,489	\$450	4.90%	\$0.38	\$289	\$8,660	\$8,845	\$295	\$0.39	5.00%	-2.1%	(185)
Payroll & Payroll Tax	\$35,048	\$1,168/Unit	\$33,197	\$1,107	17.07%	\$1.32	\$1,007	\$30,200	\$30,200	\$1,007	\$1.32	17.07%	0.0%	-
Repairs & Maintenance	\$25,979	\$866/Unit	\$29,542	\$985	11.85%	\$0.91	\$699	\$20,960	\$19,500	\$650	\$0.85	11.02%	7.5%	1,460
Electric/Gas	\$8,728	\$291/Unit	\$6,146	\$205	2.94%	\$0.23	\$173	\$5,200	\$6,146	\$205	\$0.27	3.47%	-15.4%	(946)
Water, Sewer, & Trash	\$22,186	\$740/Unit	\$19,820	\$661	11.48%	\$0.88	\$677	\$20,316	\$19,820	\$661	\$0.86	11.20%	2.5%	496
Property Insurance	\$10,006	\$0.44 /sf	\$18,842	\$628	5.65%	\$0.44	\$333	\$10,000	\$10,006	\$334	\$0.44	5.66%	-0.1%	(6)
Property Tax (@ 0%)	\$24,017	\$801/Unit	\$21,368	\$712	0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Reserve for Replacements	\$10,411	\$347/Unit	\$10,179	\$339	5.09%	\$0.39	\$300	\$9,000	\$9,000	\$300	\$0.39	5.09%	0.0%	-
Supportive Services			-	\$0	9.33%	\$0.72	\$550	\$16,500	\$16,500	\$550	\$0.72	9.33%	0.0%	-
TDHCA LIHTC/HOME Compliance Fees			-	\$0	0.58%	\$0.04	\$34	\$1,020	\$680	\$23	\$0.03	0.38%	50.0%	340
Security			-	\$0	4.07%	\$0.31	\$240	\$7,200	\$7,200	\$240	\$0.31	4.07%	0.0%	-
TOTAL EXPENSES					80.95%	\$6.24	\$4,774	\$ 143,206	\$141,997	\$4,733	\$6.18	80.27%	0.9%	\$ 1,209
NET OPERATING INCOME ("NOI")					19.05%	\$1.47	\$1,123	\$33,699	\$34,908	\$1,164	\$1.52	19.73%	-3.5%	\$ (1,209)

CONTROLLABLE EXPENSES							\$3,028/Unit				\$2,992/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Eastern Oaks Apartments, Austin, MDL #18503

DEBT / GRANT SOURCES																
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App											DCR	LTC	
Lone Star National Bank		1.35	1.31	25,767	5.00%	30	15	\$400,000	\$400,000	15	30	5.00%	\$25,767	1.31	11.3%	
CASH FLOW DEBT / GRANTS																
TDHCA - Deferred Forgivable		1.35	1.31		0.00%	0	15	\$2,000,000	\$2,000,000	30	0	0.00%		1.31	56.3%	
Austin Housing Finance Corporation		1.35	1.31		0.00%	0	40	\$1,000,000	\$1,000,000	40	0	0.00%		1.31	28.2%	
				\$25,767	TOTAL DEBT / GRANT SOURCES			\$3,400,000	\$3,400,000	TOTAL DEBT SERVICE			\$25,767	1.31	95.8%	
NET CASH FLOW		\$9,141	\$7,932	APPLICANT NET OPERATING INCOME						\$33,699	\$7,932	NET CASH FLOW				

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Housing Authority of Travis County	Deferred Developer Fees	0.0%	(0% Deferred)		\$0	\$150,301	(39% Deferred)		4.2%	Total Developer Fee:	\$381,605
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%		
TOTAL EQUITY SOURCES					0.0%	\$0	\$150,301		4.2%		
TOTAL CAPITALIZATION						\$3,400,000	\$3,550,301	15-Yr Cash Flow after Deferred Fee:			(\$129,688)

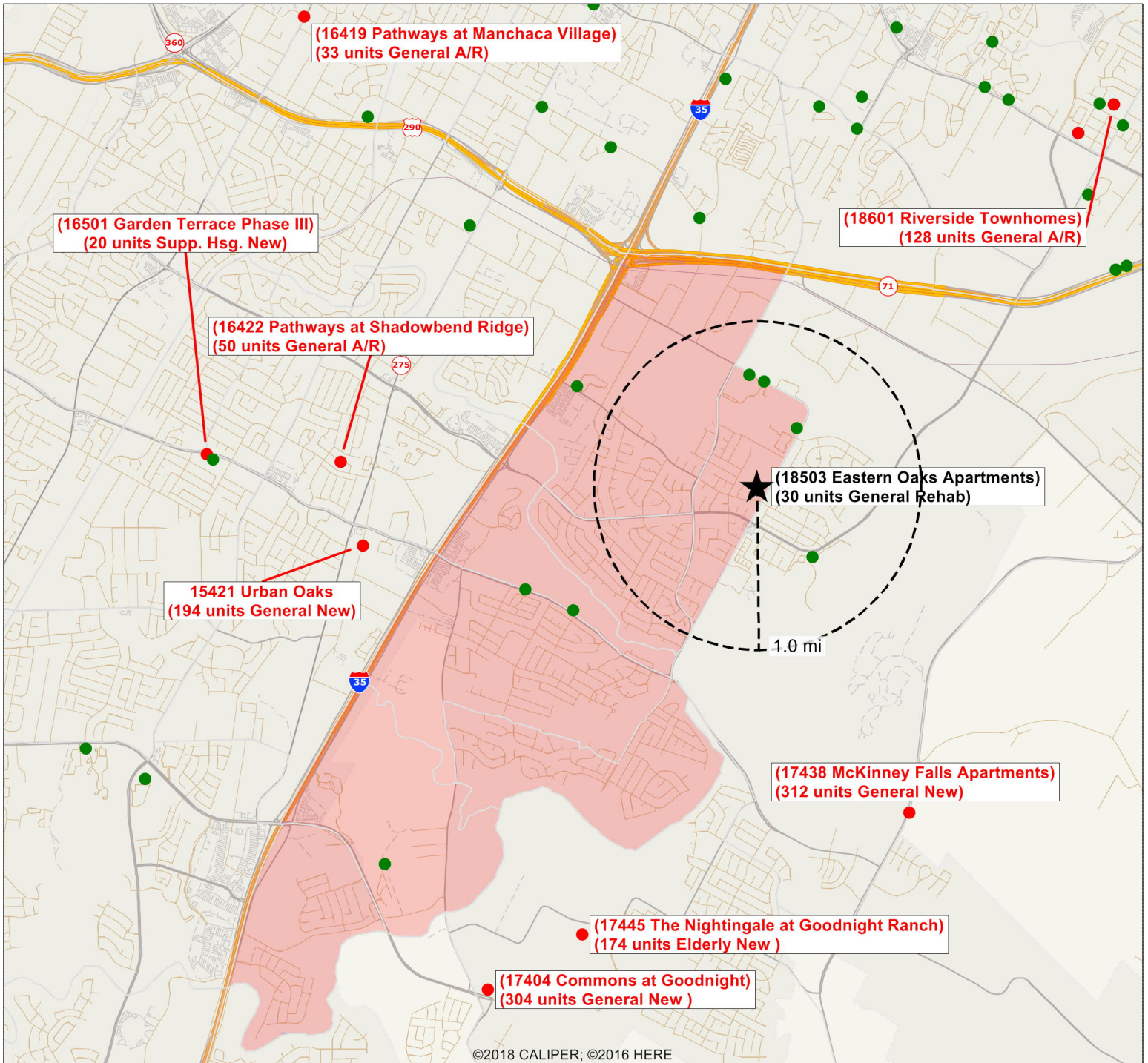
DEVELOPMENT COST / ITEMIZED BASIS											
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
Total Costs					Total Costs					%	\$
Land Acquisition			\$ / Unit	\$0	\$0	\$ / Unit				0.0%	\$0
Site Work			\$6,883 / Unit	\$206,492	\$193,122	\$6,437 / Unit				6.9%	\$13,370
Site Amenities			\$2,255 / Unit	\$67,647	\$67,647	\$2,255 / Unit				0.0%	\$0
Building Cost			\$54.96 /sf	\$42,066/Unit	\$1,261,990	\$1,473,797	\$49,127/Unit	\$64.19 /sf		-14.4%	(\$211,807)
Contingency			11.49%	\$176,501	\$173,457	10.00%				1.8%	\$3,045
Contractor Fees			19.63%	\$336,196	\$320,000	16.77%				5.1%	\$16,196
Soft Costs			\$25,106 / Unit	\$753,173	\$753,173	\$25,106 / Unit				0.0%	\$0
Financing			\$3,917 / Unit	\$117,500	\$117,500	\$3,917 / Unit				0.0%	\$0
Developer Fee			23.97%	\$410,500	\$381,605	20.00%				7.6%	\$28,895
Reserves			\$2,333 / Unit	\$70,000	\$70,000	\$2,333 / Unit				0.0%	\$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)				\$113,333 / Unit	\$3,399,999	\$3,550,301	\$118,343 / Unit			-4.2%	(\$150,302)
Acquisition Cost				\$0							
Contingency				(\$22,888)							
Contractor's Fee				(\$52,804)							
Financing Cost											
Developer Fee				(\$15,873)							
Reserves				\$0							
ADJUSTED BASIS / COST				\$110,281/unit	\$3,308,434	\$3,550,301	\$118,343/unit			-6.8%	(\$241,867)
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY PCA/CNA					\$3,550,301						

Long-Term Pro Forma

Eastern Oaks Apartments, Austin, MDL #18503

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 15	Year 20	Year 25	Year 30
EFFECTIVE GROSS INCOME	2.00%	\$176,905	\$180,443	\$184,052	\$187,733	\$191,488	\$195,318	\$199,224	\$203,208	\$207,273	\$211,418	\$233,423	\$257,717	\$284,541	\$314,156
TOTAL EXPENSES	3.00%	\$143,206	\$147,416	\$151,750	\$156,212	\$160,807	\$165,537	\$170,408	\$175,422	\$180,585	\$185,902	\$214,940	\$248,543	\$287,433	\$332,445
NET OPERATING INCOME ("NOI")		\$33,699	\$33,028	\$32,302	\$31,521	\$30,681	\$29,781	\$28,816	\$27,786	\$26,687	\$25,517	\$18,483	\$9,174	(\$2,892)	(\$18,289)
EXPENSE/INCOME RATIO		81.0%	81.7%	82.4%	83.2%	84.0%	84.8%	85.5%	86.3%	87.1%	87.9%	92.1%	96.4%	101.0%	105.8%
MUST -PAY DEBT SERVICE															
Lone Star National Bank		\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,083
Adjustment to Debt Per §10.302(c)(2)															
TOTAL DEBT SERVICE		\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,767	\$25,083
DEBT COVERAGE RATIO		1.31	1.28	1.25	1.22	1.19	1.16	1.12	1.08	1.04	0.99	0.72	0.36	-0.11	-0.73
ANNUAL CASH FLOW		\$7,932	\$7,260	\$6,535	\$5,754	\$4,914	\$4,013	\$3,049	\$2,019	\$920	(\$251)	(\$7,284)	(\$16,593)	(\$28,660)	(\$43,372)
Deferred Developer Fee Balance		\$142,369	\$135,109	\$128,574	\$122,820	\$117,906	\$113,893	\$110,844	\$108,825	\$107,906	\$107,906	\$107,906	\$107,906	\$107,906	\$107,906
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$251)	(\$21,782)	(\$85,130)	(\$203,085)	(\$390,431)

#18503 Eastern Oaks Apartments - PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.



2018-1 Multifamily Direct Loan Program - Application Log - July 18, 2019

Per 2018-1 Multifamily Direct Loan Notice of Funding Availability published in the *Texas Register* on 12/29/2017, 1st Amendment to NOFA published in the *Texas Register* on 4/6/2018, 2nd Amendment to NOFA published in the *Texas Register* on 7/27/18, and 3rd Amendment to NOFA

The following data was compiled using information submitted by each applicant. While this data has been reviewed or verified by the Department, errors may still be present. Those reviewing the log are advised to use caution in reaching any definitive conclusions based on this information alone. Where Applications are layered with 9% or 4% Tax credits, the Applications are also subject to evaluation under the Department criteria for those fund sources. Applicants are encouraged to review 10 TAC §§11.1(b) and 10.2(a) concerning Due Diligence and Applicant Responsibility, along with 10 TAC Subchapter C related to Application Submission Requirements, Ineligibility Criteria, Board Decisions and Waiver of Rules for Applications. This log will be updated periodically as staff completes application reviews and as more applications are received. The Multifamily Direct Loan Program - Application Log is presented for informational use only, and does not represent a conclusion or judgment by TDHCA, its staff or Board. Applicants that identify an error in the log should contact Andrew Simont at andrew.simont@tdhca.state.tx.us as soon as possible. Identification of an error early does not guarantee that the error can be addressed administratively.

Applications sorted by date received within each set-aside.

													TCAP RF	\$3,140,000
													NHTF	\$9,386,000
													Total Set Aside Funding Level:	\$12,526,000
TDHCA Application #	Property Name	Property City	Property County	Region	Housing Activity ¹	Multifamily Direct Loan Request/Award	Target Population	Total Units	MF Direct Loan Units	Layering ²	Date Received ³	Comments		
18502	Arlinda Gardens Supportive Housing	Bryan	Brazos	8	NC	\$ -	Supportive Housing	29	13		3/1/2018	Application withdrawn 8/7/18		
18099	Waters Park Studios	Austin	Travis	7	NC	\$ 1,000,000	Supportive Housing	132	10	9%	4/2/2018	Recommended for NHTF award at 7/26/18 Board meeting		
18099	Waters Park Studios	Austin	Travis	7	NC	\$ 1,000,000	Supportive Housing	132	8	9%	7/27/2018	Recommended for NHTF award at 10/11/18 Board meeting		
18504	Brooks Haven Supportive Housing	Rockdale	Milam	8	NC	\$ 2,000,000		30	9		8/31/2018			
18502	Arlinda Gardens Supportive Housing	Bryan	Brazos	8	NC	\$ 2,000,000	Supportive Housing	29	13		9/12/2018			
18503	Eastern Oaks Apartments	Austin	Travis	7	R	\$ 2,000,000	General	30	18		9/19/2018	To be recommended for TCAP RF at 7/25/19 Board meeting		
18448	RBJ Phase I	Austin	Travis	7	NC	\$ 2,000,000	Elderly Limitation	279	15	4%	10/29/2018	Recommended for NHTF award at 2/21/19 Board meeting		
18137	New Hope Housing Dale Carnegie	Houston	Harris	6	NC	\$ 1,386,000	Elderly Limitation	170	11	9%	11/26/2018	Previously awarded 9% HTC on 7/26/18		
18509	El Sereno Apartments	Cibolo	Guadalupe	9	NC	\$ 1,140,000	Elderly Limitation	136	8	9%	11/30/2018	Previously awarded 9% HTC under app 16128 on 7/28/16		
Total Amount Requested Under SH/SR Set Aside						\$ 12,526,000	Total Units	938	92					
Total Amount Awarded Under SH/SR Set Aside						\$ 4,000,000	Total Units	30	10					
Total Amount Remaining Under SH/SR Set Aside (NHTF)						\$ 5,386,000								
Total Amount Remaining Under SH/SR Set Aside (TCAP RF)						\$ 3,140,000								

													Total Set Aside Funding Level:	\$1,600,000
TDHCA#	Property Name	Property City	Property County	Region	Housing Activity ¹	Multifamily Direct Loan Request/Award	Target Population	Total Units	MF Direct Loan Units	Layering ²	Date Received ³	Comments		
18322	Las Casitas de Azucar	Santa Rosa	Cameron	11	NC	\$ 1,600,000	General	50	14	9%	4/2/2018	Recommended for award at 7/26/18 Board meeting		
18391	Merritt Manor	Manor	Travis	7	NC	\$ -	Elderly Limitation	146	30	9%	4/2/2018			
Total Amount Requested Under CHDO Set Aside						\$ 1,600,000	Total Units	196	44					
Total Amount Awarded Under CHDO Set Aside						\$ 1,600,000	Total Units	50	14					
Total Amount Remaining Under CHDO Set Aside						\$ -								

HOME (limited availability statewide)	\$10,679,248
NSPI PI (available statewide)	\$3,600,000
TCAP RF (available statewide)	\$911,087
NSPI PI and TCAP RF Total	\$4,511,087

													Total Set Aside Funding Level:	\$15,190,335
TDHCA#	Property Name	Property City	Property County	Region	Housing Activity ¹	Multifamily Direct Loan Request/Award	Target Population	Total Units	MF Direct Loan Units	Layering ²	Date Received ³	Comments		
18500	Rio Lofts	San Antonio	Bexar	9	NC	\$ -	General	81	36	9%	1/11/2018	Application withdrawn 4/11/18		
18501	Secretariat Apartments	Arlington	Tarrant	3	NC	\$ -	Elderly Limitation	74	29	9%	1/11/2018	Application withdrawn 4/30/18		
18412	Lord Road Apartments	San Antonio	Bexar	9	NC	\$ -	General	324	50	4%	1/18/2018	\$2,975,000 Direct Loan award returned after 4/26/18 Board approval		
18417	Sphinx at Throckmorton Villas	McKinney	Collin	3	NC	\$ -	General	220	18	4%	2/15/2018	Application suspended 10/9/18		
18000	Evergreen at Garland Senior Community	Garland	Dallas	3	NC	\$ -	Elderly Limitation	105	25	9%	4/2/2018			
18002	Evergreen at Basswood Senior Community	Garland	Dallas	3	NC	\$ -	Elderly Limitation	116	34	9%	4/2/2018			
18036	Clyde Ranch	Clyde	Callahan	2	NC	\$ 525,000	General	40	11	9%	4/2/2018	Recommended for HOME award at 7/26/18 Board meeting		
18040	Farmhouse Row	Slaton	Lubbock	1	NC	\$ 660,000	General	48	11	9%	4/2/2018	Recommended for HOME award at 7/26/18 Board meeting		
18052	Nacogdoches Lofts	San Antonio	Bexar	9	NC	\$ -	Elderly Limitation	102	35	9%	4/2/2018			
18053	Alazan Lofts	San Antonio	Bexar	9	NC	\$ -	General	88	24	9%	4/2/2018	Application terminated		

18054	Piedmont Lofts	San Antonio	Bexar	9	NC	\$ -	General	55	41	9%	4/2/2018	Requested CHDO set-aside, which is unavailable for this application
18369	The Residences at Canyon Lake	Canyon Lake	Comal	9	NC	\$ 1,060,000	Elderly Limitation	35	11	9%	4/2/2018	Recommended for HOME award at 7/26/18 Board meeting
18421	Travis Flats	Austin	Travis	7	NC	\$ -	General	146	50	4%	4/4/2018	Application withdrawn 7/26/18
18259	Cannon Courts	Bangs	Brown	2	NC	\$ 1,659,248	General	36	11	9%	8/30/2018	Recommended for HOME award at 11/8/18 Board meeting
18407	Sphinx at Sierra Vista Senior Villas	Fort Worth	Tarrant	3	NC	\$ 3,600,000	Elderly Limitation	272	27	4%	8/31/2018	Recommended for HOME award at 11/8/18 Board meeting
18223	Harvest Park Apartments	Pampa	Gray	1	NC	\$ 1,000,000	General	60	10	9%	9/13/2018	Recommended for HOME award at 11/8/18 Board meeting
18274	Hill Court Villas	Granbury	Hood	3	NC	\$ 1,000,000	Elderly Limitation	48	10	9%	9/13/2018	Recommended for HOME award at 11/8/18 Board meeting
18454	Grim Hotel Apartments	Texarkana	Bowie	4	ADR	\$ -	General	93	19	4%	9/21/2018	Application withdrawn
18019	Highlander Senior Village	Comal	Bulverde	9	NC	\$ 3,090,000	Elderly Limitation	66	20	9%	9/25/2018	Recommended for HOME award at 12/6 Board meeting
18036	Clyde Ranch	Clyde	Callahan	2	NC	\$ -	General	40	25	9%	10/1/2018	Application withdrawn 10/12/18
18040	Farmhouse Row	Slaton	Lubbock	1	NC	\$ -	General	48	37	9%	10/1/2018	Application withdrawn 10/12/18
18505	Mistletoe Station	Fort Worth	Tarrant	3	NC	\$ 911,087	General	110	9	9%	10/25/2018	Recommended for TCAP RF award at 3/21/19 Board meeting
18506	Golden Trails	West	McLennan	8	NC	\$ 245,000	Elderly Limitation	45	6	9%	11/19/2018	Recommended for HOME award at 5/23/19 Board meeting
18507	Legend Oaks	Llano	Llano	7			Elderly Limitation	48			11/30/2018	Recommended for TCAP RF workout award at 4/25/19 Board meeting
18369	The Residences at Canyon Lake	Canyon Lake	Comal	9	NC	\$ 1,440,000	Elderly Limitation	35	11	9%	11/30/2018	Recommended for HOME award at 5/23/19 Board meeting
Total Amount Requested Under General Set Aside: Development Sites in non-PJs						\$ 10,679,248	Total Units	426	121			
Total Amount Requested Under General Set Aside: Development Sites in PJs						\$ 4,511,087	Total Units	650	162			
Total Amount Requested Under General Set Aside: TOTAL						\$ 15,190,335	Total Units	1,076	283			
Total Amount Awarded Under General Set Aside (HOME)						\$ 10,679,248	Total Units	123	33			
Total Amount Awarded Under General Set Aside (TCAP RF)						\$ 911,087	Total Units	110	9			
Total Amount Awarded Under General Set Aside (NSPI PI)						\$ 3,600,000	Total Units	272	27			
Total Amount Remaining Under General Set Aside (HOME)						\$ -						
Total Amount Remaining Under General Set Aside (TCAP RF)						\$ -						
Total Amount Remaining Under General Set Aside (NSPI PI)						\$ -						

1 = Housing Activity: New Construction=NC, Rehabilitation=R, ADR = Adaptive Reuse

2= Layering of Other Department Funds: 9%=9% Competitive Tax Credits, 4%=4% Tax Credit Program

3 = Date Received: The date that the application, all required 3rd Party Reports, Application Fees (if applicable), and Certificate of Reservation (if applicable) were received.



International Bank
of Commerce

February 7, 2019

To whom it may concern,

Please be advised that the Housing Authority of Travis County maintains a banking relationship with International Bank of Commerce ("IBC"). Based on the account relationship that the Housing Authority of Travis County currently holds with IBC as of this date, they have enough liquidity to contribute \$340,000, if necessary, towards a development known as Eastern Oaks Apartments.

If you require any additional information, please feel free to contact me at (956) 547-1019.

Sincerely,

Lee Reed

Executive Vice President

International Bank of Commerce – Brownsville

(956) 547-1000 Ext. 21019

February 7, 2019

Marni Holloway
Director of Multifamily Finance Production
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Eastern Oaks Apartments
4922 Nuckols Crossing Road
Austin, TX 78744
TDHCA #18503

Dear Marni:

On behalf of the Housing Authority of Travis County (the "Applicant"), please accept this letter as a request of waiver for the following sections of the Underwriting Rules and Guidelines and the Multifamily Direct Loan Rule:

- **10.302 (i)(4)(A)** which states that a Development's first year stabilized pro forma operating expense divided by the first year stabilized pro forma Effective Gross Income is greater than 65 percent. This percentage is calculated as 81% for Eastern Oaks.
- **10.302(i)(5)(A) and (B)** which states that a Development's Long Term Pro Forma cannot reflect a Debt Coverage Ratio of below 1.15 or negative cash flow at any time during years two through fifteen. The subject property, Eastern Oaks Apartments, has a first year DCR of 1.31 and a 15-year DCR of 0.72 with years 10-15 experiencing negative cash flow.
- **13.8(c)(6)(A)** which requires that if the Direct Loan is the only source of Department funding for the Development, then the Development Owner must provide equity in the amount not less than 20 percent of Total Housing Development Costs.
- **13.8(c)(6)(C)** which requires that if the Direct Loan is the only source of Department funding for the project an "As-Is" appraisal that provides a loan to value not greater than 80% must be provided.

Per 10 TAC 10.207(1) and (2), please find below the two requirements that a waiver must meet in order to be granted along with the documentation specific to this waiver request and how it meets those requirements:

1) **“...the waiver was both not reasonably foreseeable and was not preventable by the Applicant.”**

Eastern Oaks is an existing and occupied public housing authority owned property that has been providing deeply affordable rents for the past 38 years. The property has been adequately maintained with the severely limited income generated off the property, but after almost four decades the property is tired and in desperate need of rehabilitation.

- 10.302 (i)(4)(A) – There is no way for the Applicant to prevent the fact that the expenses forecasted for the property are more than 65 percent of the contract rents established per the HUD RAD program through a HAP contract. The first prevention strategy might be to increase rents and thereby reduce this ratio; however, this is not an option for a public housing authority. HATC’s first mission is to achieve a public need and that need is for more deeply affordable rents. All 30 households at Eastern Oaks pay just 30% of their income toward rent with the HAP subsidy making up the balance. HATC does not have the desire nor the authority to increase rents above those HUD-determined HAP rents. A second prevention strategy might be to decrease the expenses for the property, but doing so would set this property up for financial failure. A small apartment community already loses efficiency of scale. When you start cutting back on expenses, it becomes reflective in lower-quality property management and maintenance of the asset. This is not the type of property that either HATC or TDHCA want to see in their portfolio.
- 10.302(i)(5)(A) and (B) – For 38 years, Eastern Oaks has been operated debt-free. This is purposeful, as the rents have always been low and the property is small with a lean budget and minimal cash flow. When putting together the funding stack for the major rehabilitation of Eastern Oaks, we had the following parameters: fixed rents per the HAP contract, forecasted expenses based off historicals with adjustments for a new building, major funding sources and their terms, and a shared goal of setting this small property up for a healthy financial operation. The sources and uses have been adjusted innumerable times through this MFDL application process in order to try to get the numbers to fit within the required DCR guidelines and no matter how we adjust, we hit a threshold. The first prevention strategy to ensuring a positive cash flow in years 2-15 would be to lower or remove the small debt amount and instead require HATC to put in owner equity. We tried this. Doing so then bumps the first year DCR over the 1.35 threshold and so we would still be asking for a waiver. A second strategy might be to increase rents or lower expenses, but as referenced in the first bullet – HATC cannot raise rents as they are fixed per the HAP contract and lowering expenses is not prudent for long-term financial management. HATC is 100% dedicated to the successful long-term ownership and operation of Eastern Oaks and therefore a very realistic solution was for HATC to make a long-term irrevocable commitment to feed any negative cash flow over the life of the property which mitigates any risk for not meeting the requirement.

13.8(c)(6)(A) - Eastern Oaks, as public housing, has extremely limited income and therefore can only take on minimal debt. In addition, the Housing Authority of Travis County is not a high-yield tax credit developer who has a couple of deals every year. This is one of only a few potential projects, and therefore the developer fee is critical to covering staff and overhead. Over the past few years, HATC has taken great care to improve their financial standing and become more proactive stewards of their assets. They are developing supportive service programs that help sustain and stabilize their residents in housing. The first and only applicable strategy to this waiver request would be for HATC to put in owner equity. This was not foreseeable for the Applicant when putting together the funding stack and is not preventable. The Applicant has applied to the City of Austin for \$1M to further leverage the MFDL funding. The City funding will be deferred forgivable and functions very much like owner equity. Further the whole point of embarking on a major rehabilitation of this property is to preserve this asset and create a financial model that performs better than current. If the HATC were to put in owner equity, this take money away from high priority programs and services and other properties that haven't yet been rehabilitated. Finally, if HATC were to put in owner equity, it would generate at DCR above the 1.35 threshold in year 1 and we would be here asking for that waiver, as well.

- 13.8(c)(6)(C) – This waiver request, again, falls into the nature of this specific transaction with a small, very old and tired, public-housing property. There is nothing about this description that is preventable. The property is what it is. The tired state of the property was reflected in the as-is appraisal as was the 100% project-based HAP contract that further limits the income on the property. The value is low and therefore with the \$2M application request, a critical funding layer for the substantial rehabilitation planned for the property, the loan to value is easily exceeded. The only perceived prevention strategy could be to lower the MFDL application amount, but this would create a domino effect for the application – the application can't support more debt, it isn't financially responsible to pull money away from the lean budgets of Housing Authority's, and then the same waivers and then some additional waivers would likely be triggered.

2) “The waiver request must establish how, by granting the waiver, it better serves the policies and purposes articulated in Tex. Gov’t Code, §§2306.001, 2306.002, 2306.359, and 2306.6701,.... than not granting the waiver.”

In §2306.001, the very first purpose listed for TDHCA is to “assist local governments in providing essential public services for their residents.” The third purpose is “contribute to the preservation, development, and redevelopment of neighborhoods and communities, including cooperation in the preservation of government-assisted housing occupied by individuals and families of very low and extremely low income. Eastern Oaks, owned by the Housing Authority of Travis County achieves both of these purposes providing federally-subsidized, safety-net housing for extremely low-income families. With the MFDL funding, Eastern Oaks will be rehabilitated, preserved and rebirthed to allow the Housing Authority of Travis County to continue offering this critical housing resource for Austin families.

Waiver Requests:

Eastern Oaks Apartments is a 30-plus year old existing affordable housing community that the Applicant has owned since its original development. In 2016, the property entered into a 20-year Housing Assistance Payment contract through HUD's Rental Assistance Demonstration program that limits all rents at the property to 30% Median Family Income. As a long-term and responsible owner, HATC is proposing a substantial rehabilitation of the property to provide essential upgrades and modernize the property to create a higher-quality housing option for existing families.

- **10.302(i)(4)(A)** which states that a Development's first year stabilized pro forma operating expense divided by the first year stabilized pro forma Effective Gross Income is greater than 65 percent. This percentage is calculated as 81% for Eastern Oaks.
- **10.302(i)(5)(A) and (B)** which states that a Development's Long Term Pro Forma cannot reflect a Debt Coverage Ratio of below 1.15 or negative cash flow at any time during years two through fifteen. The subject property, Eastern Oaks Apartments, has a first year DCR of 1.31 and a 15-year DCR of 0.72 with years 10-15 experiencing negative cash flow.

The waiver is being requested on the grounds of the special economic nature of this Development as an existing and occupied public housing authority-owned property subject to a HUD project-based rental assistance contract. Historically, HATC, just like housing authorities across the nation, has struggled with the unalignment of limited rental income and higher-than-average operating costs due to aging housing stock. The HATC is marrying the RAD conversion with the substantial rehabilitation of Eastern Oaks to mitigate this unalignment and preserve long-term affordability AND feasibility. While most of the operating expenses will remain static after the rehabilitation, the maintenance and contract costs for the property should drop significantly during the first five years of operations. Unfortunately, HATC only has an estimate of what those maintenance and contract costs will be as their SEA RAD tax credit project is just now completing and will need a few more months of operations to have a useful comparable.

The rental income for this property is set by HUD. HATC, as a public corporation serving the community, is irrevocably committed to the long-term feasibility of the project and will dedicate sufficient equity from its reserve in the case cash flow approaches a negative in Year 15 and has provided evidence of that irrevocable commitment to TDHCA.

- **13.8(c)(6)(A)** which requires that if the Direct Loan is the only source of Department funding for the Development, then the Development Owner must provide equity in the amount not less than 20 percent of Total Housing Development Costs.
- **13.8(c)(6)(C)** which requires that if the Direct Loan is the only source of Department funding for the project an "As-Is" appraisal that provides a loan to value not greater than 80% must be provided.

The waiver is being requested on the grounds that the property has such low rents it can only support minimal debt and therefore the balance of the funding on the property essentially functions as owner equity which includes a \$1M deferred forgivable loan from the City of Austin and TDHCA's \$2M deferred forgivable funding request. In addition, due to the HAP contract on the property, any cash flow from the property is strictly monitored by HUD and therefore this is not a case where a property owner or any affiliate are getting paid more in fee based on available cash flow. The Applicant has also provided a letter from International Bank of Commerce confirming the liquidity available of at least 10% of development costs per 13.8(c)(5)(A) as further evidence of risk mitigation.

The "as is" appraisal provided with the application that shows a value of \$2,240,000. With the original MFDL application amount of \$1,750,000 the loan to value was 78 percent which is under the 80% threshold. However, since the MFDL application amount has been increased to \$2,000,000, the loan to value is now 89.3%.

Fortunately, there are exceptions for both referenced rule sections as a PATH FORWARD:

10.302 (i)(4)(A): Section 10.302(i)(6)(B) allows for a project meeting one of the listed clauses be considered feasible in reference to paragraph (4)(A). Per 10.302(i)((6)(B)(i), "The Development will receive Project-based Section 8 Rental Assistance or the HUD Rental Assistance Demonstration Program for at least 50 percent of the Units and a firm commitment, with terms including Contract Rent and number of Units, is submitted at Application." Eastern Oaks has a RAD contract on 100% of the units and that documentation was submitted at Application.

10.302 (i)(5)(A):Section 10.302(i)(6)(B) allows for a project meeting one of the listed clauses be considered feasible in reference to paragraph (5)(A). Per 10.302(i)((6)(B)(i), "The Development will receive Project-based Section 8 Rental Assistance or the HUD Rental Assistance Demonstration Program for at least 50 percent of the Units and a firm commitment, with terms including Contract Rent and number of Units, is submitted at Application." Eastern Oaks has a RAD contract on 100% of the units and that documentation was submitted at Application.

10.302 (i)(5)(B): Unfortunately, Section 10.302(i)(6)(B) which allows for a project meeting one of the listed clauses be considered feasible in reference to paragraph (5)(A), does not apply to paragraph (5)(B) regarding negative cash flow in MFDL loans. This makes no sense in this particular situation since the Housing Authority of Travis County has successfully operated Eastern Oaks for 38 years and has successfully weathered any dips in cash flow by their irrevocable commitment to their public housing purpose. We respectfully ask exception of this infeasibility conclusion per section 10.302 (i)(6)(A) which allows the Executive Director or Committee to waive the requirement if documentation to support unique circumstances and mitigation is provided by Applicant. We ask that this letter and the irrevocable commitment on behalf of HATC to cover any and all operating deficits be that documentation of unique circumstances and mitigation.

HATC

HOUSING AUTHORITY OF TRAVIS COUNTY

We appreciate the thoughtful consideration of these waivers as it allows this critical housing resource to continue moving forward with the planned rehabilitation.

Please feel free to contact me with any questions at (512) 854-1888.

Sincerely,



Robert Onion

Director of Real Estate, Housing Authority of Travis County

8c

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

8d

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 25, 2019

Presentation, discussion, and possible action on the Second Amendment to the 2019-1 Multifamily Direct Loan Notice of Funding Availability

RECOMMENDED ACTION

WHEREAS, the Board approved the 2019-1 Multifamily Direct Loan Notice of Funding Availability (2019-1 NOFA) on December 6, 2018, which included \$11.5 million in Tax Credit Assistance Program loan repayments (TCAP Repayment Funds or TCAP RF), \$9,638,041 in National Housing Trust Fund (NHTF), \$8,919,756 in HOME funds, and \$4.5 million in NSP Round 1 Program Income (NSP1 PI);

WHEREAS, the Board approved the First Amendment to the 2019-1 NOFA on April 25, 2019, which added \$6,023,465 in de-obligated HOME funds and \$3,660,000 in TCAP RF to the General set-aside, while reprogramming \$2,000,000 in unrequested TCAP RF from the Preservation set-aside and \$6,115,058 in unrequested HOME funds from the Community Housing Development Organization (CHDO) set-aside to the General set-aside, resulting in \$14,443,221 in HOME funds, \$11.16 million in TCAP RF, and \$4.5 million in NSP1 PI currently available under the General set-aside;

WHEREAS, the Board approved the proposed Second Amendment to the 2019-1 NOFA (Second Amendment) on May 23, 2019, which conditionally added up to \$8,401,779 in HOME PI and reprogrammed HOME funds to the 2019-1 NOFA under the General set-aside, subject to the Department of Housing and Urban Development's (HUD's) approval of the 2019 One Year Action Plan (OYAP) and staff setting up the financial mechanisms to allow expenditure of the funds by the Department, in order to meet demand from 2019 9% Housing Tax Credit-layered applications;

WHEREAS, staff has determined that all \$8,401,779 in HOME funds contemplated in the Second Amendment will be necessary to meet demand, and that additional HOME funds proposed in the Third Amendment proposed separately on this agenda will be necessary as well; and

WHEREAS, HUD has recently approved the Department's 2019 OYAP and execution of the grant agreement is forthcoming; and with that approved OYAP and substantiation of demand, this action now formalizes the previously conditional Second Amendment;

NOW, therefore, it is hereby

RESOLVED, that \$8,401,779 in HOME PI and reprogrammed HOME funds be added to the 2019-1 NOFA under the General set-aside exclusively for awards to 2019 9% HTC-layered Direct Loan Applications under the conditions described in the Second Amendment; and

FURTHER RESOLVED, the Acting Director and staff as designated by the Acting Director are authorized, empowered, and directed, for and on behalf of the Department to execute such documents, instruments, and writings and perform such acts and deeds as may be necessary to effectuate the foregoing.

BACKGROUND

On December 21, 2018, the 2019-1 NOFA was published in the *Texas Register* announcing the availability of up to \$34,557,797, composed of \$11.5 million in TCAP RF, \$9,638,041 in NHTF, \$8,919,756 in HOME funds, and \$4.5 million in NSP1 PI – for the development of affordable multifamily rental housing. Of the total NOFA amount of \$34,557,797, \$12,304,698 was made available under the General set-aside.

On May 10, 2019, the First Amendment to the 2019-1 NOFA was published in the *Texas Register* announcing the availability of up to \$44,241,262, composed of \$15,160,000 in TCAP RF, \$9,638,041 in NHTF, \$14,943,221 in HOME funds, and \$4,500,000 in NSP1 PI. Of the total NOFA amount of \$44,241,262, \$30,103,221 was made available under the General set-aside, \$14,443,221 of which was HOME funds.

On June 7, 2019, the proposed Second Amendment to the 2019-1 NOFA was published in the *Texas Register* announcing the potential availability of up to \$8,401,779 in additional HOME funds under the General set-aside exclusively for award to 2019 9% HTC-layered applications. The proposed \$8,401,779 was contingent on approval of the Department's 2019 OYAP from HUD, which recently occurred.

The Department anticipates awarding up to \$27,945,000 in HOME funds to eleven 2019 9% HTC-layered Applications under the General set-aside. \$8,401,779 in HOME funds now being finalized as presented herein in the previously conditional Second Amendment will allow the Department to make HOME awards up to \$22,845,000 under the General set-aside, with the \$5,100,000 difference being recommended under the Third Amendment, a separate action on the Agenda for this meeting.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
MULTIFAMILY DIRECT LOAN
2019-1 NOTICE OF FUNDING AVAILABILITY (NOFA)
ANNUAL NOFA
FINALIZED SECOND AMENDMENT

THIS AMENDMENT CONFIRMS THE ADDITION OF \$8,401,779 IN HOME FUNDS TO THE GENERAL SET-ASIDE FOR THE EXCLUSIVE USE OF 2019 9% HOUSING TAX CREDIT (HTC) LAYERED APPLICATIONS THAT WERE CONSIDERED RECEIVED BY THE DEPARTMENT ON APRIL 2, 2019 IN ACCORDANCE WITH 10 TAC §13.4(c)(2). NO CHANGES ARE BEING MADE TO THE 2019-1 NOFA THAT WOULD MAKE THE FUNDS AVAILABLE FOR OTHER APPLICATIONS. THE PURPOSE OF THIS AMENDMENT IS STRICTLY FOR THE BENEFIT OF AND TO MEET DEMAND AMONG 2019 9% HTC-LAYERED APPLICATIONS WITH DEVELOPMENT SITES IN AREAS OF THE STATE THAT ARE ELIGIBLE FOR HOME. IF A 2019 HTC LAYERED APPLICATION RECEIVES AN AWARD, BUT FAILS TO CONTRACT FOR THE FULL AMOUNT OF THE AWARD, OR IF REAL ESTATE ANALYSIS STAFF REDUCES THE RECOMMENDED AWARD AMOUNT, THESE FUNDS WILL NOT REMAIN IN THE 2019-1 NOFA.

8e

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 25, 2019

Presentation, discussion, and possible action on the Third Amendment to the 2019-1 Multifamily Direct Loan Notice of Funding Availability

RECOMMENDED ACTION

WHEREAS, the Board approved the 2019-1 Multifamily Direct Loan Notice of Funding Availability (2019-1 NOFA) on December 6, 2018, which included \$11.5 million in Tax Credit Assistance Program loan repayments (TCAP Repayment Funds or TCAP RF), \$9,638,041 in National Housing Trust Fund (NHTF), \$8,919,756 in HOME funds, and \$4.5 million in NSP Round 1 Program Income (NSP1 PI);

WHEREAS, the Board approved the First Amendment to the 2019-1 NOFA on April 25, 2019, which added \$6,023,465 in de-obligated HOME funds and \$3,660,000 in TCAP RF to the General set-aside, while reprogramming \$2,000,000 in unrequested TCAP RF from the Preservation set-aside and \$6,115,058 in unrequested HOME funds from the Community Housing Development Organization (CHDO) set-aside to the General set-aside, resulting in \$14,443,221 in HOME funds, \$11.16 million in TCAP RF, and \$4.5 million in NSP1 PI currently available under the General set-aside;

WHEREAS, the Board approved a conditional Second Amendment to the 2019-1 NOFA (Second Amendment) on May 23, 2019, which added up to \$8,401,779 in HOME PI and reprogrammed HOME funds to the 2019-1 NOFA under the General set-aside, subject to the Department of Housing and Urban Development's (HUD's) approval of the 2019 One Year Action Plan (OYAP), and staff setting up the financial mechanisms to allow expenditure of the funds by the Department;

WHEREAS, the Board will have approved the finalization of the Second Amendment, approving \$8,401,779 in HOME PI and reprogrammed HOME funds separately on this meeting's agenda, prior to considering this Third Amendment to the 2019-1 NOFA (Third Amendment);

WHEREAS, staff has determined that additional HOME funds totaling \$5,100,000 proposed in this Third Amendment may be necessary as well to meet demand among 2019 9% HTC-layered applications eligible for HOME funds under the General set-aside; and

WHEREAS, HUD has recently approved the Department's 2019 OYAP, and the execution of the HOME grant agreement is forthcoming;

NOW, therefore, it is hereby

RESOLVED, that \$5,100,000 in HOME PI and reprogrammed HOME funds be added to the 2019-1 NOFA under the General set-aside exclusively for awards to 2019 9% HTC-layered Direct Loan Applications, subject to the conditions described in the Third Amendment, and staff setting up the financial mechanisms to allow expenditure of funds by the Department; and

FURTHER RESOLVED, the Acting Director and staff as designated by the Acting Director are authorized, empowered, and directed, for and on behalf of the Department to execute such documents, instruments, and writings and perform such acts and deeds as may be necessary to effectuate the foregoing.

BACKGROUND

On December 21, 2018, the 2019-1 NOFA was published in the *Texas Register* announcing the availability of up to \$34,557,797, composed of \$11.5 million in TCAP RF, \$9,638,041 in NHTF, \$8,919,756 in HOME funds, and \$4.5 million in NSP1 PI – for the development of affordable multifamily rental housing. Of the total NOFA amount of \$34,557,797, \$12,304,698 was made available under the General set-aside.

On May 10, 2019, the First Amendment to the 2019-1 NOFA was published in the *Texas Register* announcing the availability of up to \$44,241,262, composed of \$15,160,000 in TCAP RF, \$9,638,041 in NHTF, \$14,943,221 in HOME funds, and \$4,500,000 in NSP1 PI. Of the total NOFA amount of \$44,241,262, \$30,103,221 was made available under the General set-aside, \$14,443,221 of which was HOME funds.

On June 7, 2019, the proposed Second Amendment to the 2019-1 NOFA was published in the *Texas Register* announcing the potential availability of up to \$8,401,779 in additional HOME funds under the General set-aside exclusively for award to 2019 9% HTC-layered applications. The proposed \$8,401,779 was contingent on approval of the Department's 2019 OYAP from HUD, which recently occurred.

Prior to action on this proposed Third Amendment, the Board approved the finalization of the Second Amendment which confirmed availability of \$8,401,779 in HOME funds for 2019 9% HTC-layered applications under the General set-aside. The Department anticipates awarding up to \$27,945,000 in HOME funds to twelve 2019 9% HTC-layered Applications under the General set-aside. \$8,401,779 in HOME funds finalized in the Second Amendment allows the Department to make HOME awards up to \$22,845,000 under the General set-aside, with the \$5,100,000 difference being recommended under this Third Amendment. The HOME funds made available through the Second Amendment and the Third Amendment will be subject to staff setting up the financial mechanisms to allow expenditure of funds by the Department. Staff anticipates having the ability to commit the HOME funds made available through the Second and Third Amendments, should awardees obtain environmental clearance and execute a HOME contract, within the next several months. However, the Department

will use its existing prior year HOME funding for Applications 19051, 19179, and 19365, as they have elected points in accordance with 10 TAC §11.9(c)(8), which will allow those applicants to close HOME financing by November 30, 2019.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
MULTIFAMILY DIRECT LOAN
2019-1 NOTICE OF FUNDING AVAILABILITY (NOFA)
ANNUAL NOFA
THIRD AMENDMENT

THIS AMENDMENT ADDS \$5,100,000 IN HOME FUNDS TO THE GENERAL SET-ASIDE FOR THE EXCLUSIVE USE OF 2019 9% HOUSING TAX CREDIT (HTC) LAYERED APPLICATIONS THAT WERE CONSIDERED RECEIVED BY THE DEPARTMENT ON APRIL 2, 2019 IN ACCORDANCE WITH 10 TAC §13.4(c)(2). NO CHANGES ARE BEING MADE TO THE 2019-1 NOFA THAT WOULD MAKE THE FUNDS AVAILABLE FOR OTHER APPLICATIONS. THE PURPOSE OF THIS AMENDMENT IS STRICTLY FOR THE BENEFIT OF AND TO MEET DEMAND AMONG 2019 9% HTC-LAYERED APPLICATIONS WITH DEVELOPMENT SITES IN AREAS OF THE STATE THAT ARE ELIGIBLE FOR HOME. IF A 2019 HTC LAYERED APPLICATION RECEIVES AN AWARD, BUT FAILS TO CONTRACT FOR THE FULL AMOUNT OF THE AWARD OR IF REAL ESTATE ANALYSIS STAFF REDUCES THE RECOMMENDED AWARD AMOUNT, THESE FUNDS WILL NOT REMAIN IN THE 2019-1 NOFA.

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

89

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 25, 2019

Presentation, discussion, and possible action regarding awards from the 2019 State Competitive Housing Credit Ceiling and approval of the waiting list for the 2019 Competitive Housing Tax Credit Application Round and confirming obligations to the Section 811 Project Rental Assistance Program for those properties that sought and were awarded points for providing program units

RECOMMENDED ACTION

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

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

NOW, therefore, it is hereby

RESOLVED, that the list of recommended Applications for Final Commitments of Housing Tax Credits from the 2019 State Competitive Housing Credit Ceiling and the 2019 Housing Tax Credit Waiting List are hereby approved in the form presented at this meeting, and as amended by the Board for appeals previously heard and determined;

FURTHER RESOLVED, that each of the applications listed on Report 3 attached hereto, which is incorporated herein by reference for all purposes, has sought and been awarded points under 10 TAC §11.9(c)(6) for participation in the Section 811 Project Rental Assistance Program (811 PRA program) for committing to provide units subject to that program (including receipt of assistance under that program for eligible households that live in such properties under that program) and it is a condition of these awards of competitive low income housing tax credits that each such listed property participate in the 811 PRA program, noting that some of the affected applicants offered for participation in the 811 PRA program properties other than the properties seeking competitive low income housing tax credits and others offered the properties for which they were applying for competitive low income housing tax credits;

FURTHER RESOLVED, that nothing herein obligates a property to participate in the 811 PRA program if it sought and was awarded points for such participation but does not receive a competitive low income housing tax credit award in the current application round (including an award by way of the Board approved waiting list); and

FURTHER RESOLVED, that the Board's approval is conditioned upon the completion of underwriting, the conditions of underwriting, conditions of the Section 811 Project Rental Assistance Program, the conditions recommended by the Executive Award Review and Advisory Committee and, by approval, adopted by the Board, those conditions resulting from staff review and previously approved by the Board regarding 10 TAC §11.101(a)(2) related to Undesirable Site Features, and 10 TAC §11.101(a)(3) related to Neighborhood Risk Factors the completion of any other reviews required to ensure compliance with the applicable rules and requirements for the Competitive Housing Tax Credit Program, and any other special conditions the Board may consider appropriate.

BACKGROUND

The Competitive Housing Tax Credit recommendations for July 25, 2019, awards and waiting list are presented in the Board materials. The lists are based upon information that reflects the recommendations of the Executive Award and Review Advisory Committee (EARAC).

Reports located in the Board Book

- Report 1: Recommended Applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of Applications recommended for an award of Competitive Housing Tax Credits)
- Report 2: Active Applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of all Applications recommended for an award and the waiting list of all active Applications not recommended for an award)
- Report 3: Commitments under 10 TAC §11.9(c)(6) Section 811 Project Rental Assistance Program
- Report 4: Credit Ceiling Summary, which includes funding amounts for the At-Risk, USDA, and Nonprofit Set-Asides, which includes the information required by 10 TAC §11.6(3)(E).
- Report 5: Real Estate Analysis Summaries, including conditions to be placed on awards
- Report 6: Summary of conditions to be placed on awards recommended by EARAC as a result of previous participation reviews and staff application reviews
- Report 7: Board Summary of Public Input (provided in Development number order for all active/eligible Applications). Note that items included here are only those items not previously provided. These items are solely to represent the Department's acceptance of the items as public comment received and in no way reflect the scoring determination of those items.

REGIONAL ALLOCATION FORMULA AND SET-ASIDES

The total amount of Competitive Housing Tax Credits available for the State of Texas to allocate in 2019 is currently \$79,539,875 (see Report 3). This figure includes the amount of annual allocation authorized to the state, based on population, of \$79,109,460, the amount of credits carried over from 2018 of \$353,486 and returned credits from previously awarded applications of \$76,929. The state may receive additional credits to allocate prior to the end of the calendar year from the National Pool, or from credits returned from previously awarded applicants. These credits will be allocated to applications on the waiting list as described below. Report 4 depicts the allocation of credits.

As required by Tex. Gov't Code §2306.111, the Department utilizes a regional allocation formula to distribute 85% of the housing tax credits from the credit ceiling. There are 13 Uniform State Service Regions that receive varying portions of the credit ceiling based on need in those regions. Each region is further divided into two allocations: a Rural Regional Allocation and an Urban Regional Allocation, as required. Based on the regional allocation formula, each of these 26 geographic areas, or "sub-regions," is to have available a specific amount of tax credits.

As required by Tex. Gov't Code §2306.6714, the Department set aside 15% of the State Housing Credit Ceiling for allocation to eligible at-risk developments. Usually, the Department would have set aside at least 5% of the at-risk credits for allocation to Rural Developments which are financed through USDA, as required by Tex. Gov't Code §2306.111(d-2). This year, not enough Applications financed through USDA remain to reach that threshold.

APPLICATION SUBMISSIONS

There are currently 117 applications eligible for consideration, which are collectively requesting credits totaling more than \$138 million. Originally, 134 full applications requesting more than \$148 million were received. There have been 17 applications withdrawn or terminated. Pursuant to Tex. Gov't Code §2306.6711(a), the director shall provide the application scores to the board before the 30th day preceding the date the board begins to issue commitments for housing tax credits in the allocation round. Staff presented the application scores in the form of "the list" presented at the Board meeting of June 27, 2019. Prior to July 15, 10 TAC §11.4, related to Tax Credit Request and Award Limits, requires that an Applicant that has Applications pending for more than \$3 million in credit may notify staff in writing or by email of the Application(s) they will not pursue in order to bring their request within the \$3 million cap. If the Applicant has not made this self-selection by this date, staff may make the selection. Two Applications, #19288 Vi Collina and #19338 Ennis Trails, are ineligible for awards at this time due to the \$3 million cap on awards in a single application round as required by Tex. Gov't Code §2306.6711(b). There are seven Applications that are currently ineligible for an award due to the requirements of Tex. Gov't Code §2306.6711(f) related to the "two mile same year rule," and four Applications that are currently ineligible for an award due to the requirements of Tex. Gov't Code §2306.6711(h) related to developments reserved for elderly persons.¹

The applications being recommended for award are reflected in Report 1, attached. This report includes 21 applications that are still being underwritten by Real Estate Analysis; a recommendation for these applications is conditioned upon completion of those reviews. All eligible applications are reflected in Report 2. Those recommended for awards are reflected in the "Recommendation" column of this report. 47 applications are participating in the 811 PRA program; 37 have obligated units in existing developments, and 10 obligated units in the proposed development. Those obligations are reflected in Report 3. However, nothing herein obligates a property to participate in the 811 PRA program if it sought and was awarded points for such participation, but does not receive a competitive low income housing tax credit award in the current application round (including an award by way of the Board approved waiting list).

STAFF RECOMMENDATION PROCESS

In making recommendations, staff relied on regional allocations, set-aside requirements and scores, and the allocation methodology as set out in 10 TAC §11.6 of the 2019 Qualified Allocation Plan (QAP). The recommended credit amounts are noted with a "C" if the Real Estate Analysis

¹ Any appeal rights regarding these applications have previously expired.

Division has completed underwriting. Otherwise, the credit amount reflected is the credit amount requested by the applicant after a Multifamily Finance Division review. If an underwriting report has not been completed for an application, the application may still be found to be infeasible, have the credit amount reduced and/or may have additional conditions placed on the allocation, but the credit award will not exceed the requested amount. **All recommendations made by staff are subject to underwriting conditions, application review conditions, and any other special conditions the Board may specify, or as reflected in this or prior Board materials.** Staff will review and confirm that such conditions are met unless otherwise directed by the Board. Summaries of the completed underwriting reports are included in Report 5.

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

WAITING LIST

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

Staff recommends that the Board consider the Waiting List to be composed of all Applications that have not been approved by the Board for a commitment of 2019 Competitive Housing Tax Credits, and have not been terminated by the Department or withdrawn by the Applicant. Staff further recommends that the applications that remain be approved (or amended and approved) by the Board today be accepted as the Waiting List "ranked by score in descending order of priority" and subject to the same allocation process as set out in 10 TAC §11.6 of the QAP.

Applications will be awarded from the waiting list as follows:

- If tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits causes the Department to achieve less than the required 10% Set-Aside, the next highest scoring Qualified Nonprofit Development will be recommended for a commitment to the Board, regardless of the region in which it is located. Alternatively, if tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits does not cause the Department to go below the required 10% Set-Aside, then the next highest scoring Application in the sub-region of the returned tax credits will be recommended for a commitment to the Board, regardless of Set-Aside. If no other Application exists in the sub-region or if the amount of the credit return is not sufficient to fund the next highest scoring Application in the sub-region of the returned credits, then the credits will go to the statewide collapse and fund the next eligible Application from the Waiting List, as long as the Department still achieves the 10% required set-aside.
- For all other Applications, if tax credits are returned from an Application not associated with any set-aside, the next highest scoring Application from that sub-region's waiting list will be recommended for a commitment to the Board. If no other Application exists in the

sub-region or if the amount of the credit return is not sufficient to fund the next highest scoring Application in the sub-region of the returned credits, then the credits will go to the statewide collapse and fund the next eligible Application from the Waiting List.

- The Department shall hold all credit available after the awards approved at this meeting until September 30 in order to collect credit that may become available when tax credit Commitments are submitted. For credit returned after September 30, awards from the waiting list will be made when the remaining balance is sufficient to award the next Application on the waiting list based on the date(s) of returned credit.

In the event that returned credits are insufficient to fund the next appropriate application, staff may wait to determine if other returned credits would make the application whole or offer the applicant an opportunity to adjust the size of their credit request (subject to underwriting) while still accomplishing their proposed development with no material changes. If the applicant declines the offer, staff will contact the next appropriate applicant on the Waiting List, continuing in this manner until the Waiting List is exhausted. Staff will also review to ensure that no awards from the Waiting List would cause a violation of any sections of the 2019 QAP (for example, the \$3 million credit limitation, the housing de-concentration factors, etc.).

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

Report 1

Award Recommendations

Application Number	Development Name	Development Address	City	ETJ	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population	Recommended Award / HTC Request	MF Direct Loan Section 811	Applicant Primary Contact	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	Underwriting Status									
Region 2/Urban																																			
19216	Heritage Heights at Abilene	2501 Ross Avenue	Abilene		79605	Taylor	2	Urban				NC	42	6	48	Elderly	\$600,000	x	x	Adrian Iglesias	48441012300	155	11.6%	1803	N/A	C	UR								
Estimated Amount Available		\$600,000															Total HTCs Requested		\$600,000																
Region 3/Rural																																			
19214	Lakeridge Villas	2404-2406 W Ennis Ave	Ennis		75119	Ellis	3	Rural				NC	40	8	48	Elderly	\$615,059	x	x	Ryan Hudspeth	48139061400	153	7.6%	1950	11.74 mi	C	UR								
Estimated Amount Available		\$626,247															Total HTCs Requested		\$615,059																
Region 3/Urban																																			
19276	Sunset at Fash Place	2504 Oakland Blvd.	Fort Worth		76103	Tarrant	3	Urban				NC	59	7	66	Elderly	\$1,198,485			Megan Lasch	48439101402	159	37.0%	N/A	2.72 mi	C	C								
19277	Cielo Place	3111 Race St. (aka 3101 Race S	Fort Worth		76111	Tarrant	3	Urban				NC-ADR	80	11	91	General	\$1,447,760			Lisa Stephens	48439100102	159	21.6%	N/A	.09 mi	C	C								
19285	Everly Plaza	1801 8th Ave.	Fort Worth		76110	Tarrant	3	Urban				NC	79	9	88	Elderly	\$1,439,065	x		Lisa Stephens	48439104100	157				C	C								
19126	3104 Division Lofts	3104 W Division St.	Arlington		76012	Tarrant	3	Urban				NC	75	0	75	General	\$1,500,000	x		Sarah Andre	48439111505	154				C	C								
19315	Hammack Creek Apartments	NEQ Kennedale Sublett Rd./Ker	Kennedale		76060	Tarrant	3	Urban				NC	86	21	107	General	\$1,500,000	x		Deepak P. Sulakhe	48439111404	153	11.2%	152	N/A	C	UR								
19009	Churchill at Golden Triangle	~ 11000 Metroport Way	Fort Worth		76177	Tarrant	3	Urban			x	NC	89	10	99	General	\$1,500,000	x		Brad Forslund	48439113922	153	3.0%	672	N/A	C	C								
19234	The Residences at Alsbury	SWQ of SW Alsbury Blvd./Ridge	Burleson		76028	Johnson	3	Urban				NC	72	11	83	Elderly	\$1,194,300	x	x	Sally Roth	48251130204	153	8.8%	1181	N/A	C	UR								
19143	Reserve at New York	6011 New York Avenue	Arlington		76018	Tarrant	3	Urban				NC	84	0	84	General	\$1,500,000	x		Brian McGeady	48439111547	153	6.3%	1706	N/A	C	C								
19078	Provision at Patriot Place	SWC W Hurst Blvd./Arthur Dr.	Hurst		76053	Tarrant	3	Urban				NC	80	10	90	General	\$1,500,000	x		Ryan Combs	48439113408	153	6.6%	1852	N/A	C	C								
19319	Bardin Apartments	NWQ W Bardin Rd and Matlock	Arlington		76018	Tarrant	3	Urban				NC	86	26	112	General	\$1,500,000	x		Deepak P. Sulakhe	48439111516	153	9.6%	2066	N/A	C	UR								
19244	Mariposa at Harris Rd.	NE of S Cooper St. and W Harri	Arlington		76001	Tarrant	3	Urban				NC	99	81	180	Elderly	\$1,500,000	x		Stuart Shaw	48439111544	153	6.8%	3305	N/A	C	UR								
Estimated Amount Available		\$16,160,200		Elderly Max \$6,442,523															Total HTCs Requested		\$15,779,610														
Region 4/Rural																																			
19052	SilverLeaf at Tool	2001 N. Tool Dr.	Tool		75143	Henderson	4	Rural				NC	65	7	72	Elderly	\$990,214			Ben Dempsey	48213950800	153	10.9%	2696	5.07 mi	C	C								
19236	Tool Cedar Trails	NEQ N Tool Dr. and Oak Cir.	Tool		75143	Henderson	4	Rural				NC	48	0	48	Elderly	\$952,253	x		Michael Fogel	48213950800	153	10.9%	2696	4.74 mi	C	C								
Estimated Amount Available		\$1,609,301															Total HTCs Requested		\$1,942,467																
Region 4/Urban																																			
19225	Rosewood Senior Villas	2800 blk. of Calloway Rd.	Tyler		75707	Smith	4	Urban				NC	86	6	92	Elderly	\$1,500,000	x		Kent R. Hance	48423001803	144				C	C								
Estimated Amount Available		\$1,176,937															Total HTCs Requested		\$1,500,000																
Region 5/Rural																																			
19364	The Villas at Cedar Grove	2802 S. John Redditt Dr.	Lufkin		75904	Angelina	5	Rural				NC	60	8	68	Elderly	\$1,007,000			Rick J. Deyoe	48005000902	153				C	UR								
Estimated Amount Available		\$1,026,587															Total HTCs Requested		\$1,007,000																
Region 5/Urban																																			
19094	Laurel Vista	NWC of Plaza 10 Circle	Beaumont		77707	Jefferson	5	Urban				NC	60	9	69	Elderly	\$1,007,473	x		Teresa Bowyer	48245001301	148				C	C								
Estimated Amount Available		\$819,066															Total HTCs Requested		\$1,007,473																
Region 6/Rural																																			
19365	Heritage Estates at Huntsville	NEC FM 2821/American Legion	Huntsville		77320	Walker	6	Rural				NC	42	6	48	Elderly	\$600,000	x	x	Adrian Iglesias	48471790400	158				C	C								
Estimated Amount Available		\$600,000															Total HTCs Requested		\$600,000																

Application Number	Development Name	Development Address	City	ETJ	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population	Recommended Award / HTC Request	MF Direct Loan Section 811	Applicant Primary Contact	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	Underwriting Status	
Region 6/Urban																											
19070	South Rice Apartments	5612 S Rice Ave	Houston		77081	Harris	6	Urban				NC	86	29	115	General	\$1,500,000		Doak Brown	48201421101	160	37.4%	N/A	1.65 mi	C	C	
19074	900 Winston	900 Winston	Houston		77009	Harris	6	Urban				NC	102	12	114	Elderly	\$1,500,000	x	Amay Inamdar	48201511400	165				C	C	
19085	Gala at MacGregor	~ 102 Carson Ct.	Houston		77004	Harris	6	Urban				NC	75	10	85	Elderly	\$1,459,758	x	Brennan Sanders	48201312600	163	9.0%	826	N/A	C	C	
19296	McKee City Living	600 block of McKee St.	Houston		77002	Harris	6	Urban			x	NC	100	20	120	General	\$1,500,000	x	Stephan Fairfield	48201210100	163	0.0%	5096	N/A	C	C	
19307	Briarwest Apartments	12976 Westheimer Rd.	Houston		77077	Harris	6	Urban				NC	100	20	120	General	\$1,500,000	x	Nathan Kelley	48201451402	160	11.8%	157	N/A	C	C	
19230	Campanile on Fondren	2800 Fondren Rd.	Houston		77063	Houston	6	Urban				NC	100	36	136	Elderly	\$1,500,000	x	Les Kilday	48201432200	160	12.5%	619	N/A	C	UR	
19242	The Tramonti	~ 16330 Chimney Rock	Houston		77053	Fort Bend	6	Urban				NC	83	21	104	General	\$1,500,000	x	Mark Musemeche	48157670300	160	15.5%	3607	3.63 mi	C	C	
19245	Huntington Chimney Rock	~ 16360 Chimney Rock	Houston		77053	Fort Bend	6	Urban				NC	84	16	100	Elderly	\$1,476,000	x	Mark Musemeche	48157670300	160	15.5%	3607	2.30 mi	C	C	
19327	Edison Lofts	7100 W. Fuqua Dr.	Houston		77489	Fort Bend	6	Urban			x	NC	107	19	126	General	\$1,500,000	x	Donna Rickenbacke	48157670602	160	14.2%	3851	2.98 mi	C	C	
Estimated Amount Available		\$14,719,184			Elderly Max \$5,978,270								Total HTCs Requested			\$13,435,758											
Region 7/Rural																											
19179	Riverwood Commons II	440 Old Austin Hwy.	Bastrop		78602	Bastrop	7	Rural				NC	36	0	36	Elderly	\$600,000	x	x	Brian Kimes	48021950400	155				C	C
Estimated Amount Available		\$600,000											Total HTCs Requested			\$600,000											
Region 7/Urban																											
19295	The Abali	E Side of N IH-35, N of Airport	E Austin		78722	Travis	7	Urban				NC	51	5	56	General	\$1,080,025	x	Megan Lasch	48453000307	158	10.5%	N/A	N/A	C	C	
19053	Foundation Village	11704 and 11706 N Lamar Blvd	Austin		78753	Travis	7	Urban			x	NC	88	0	88	Sup Hsg	\$1,500,000	x	x	Walter Moreau	48453001845	158	16.3%	N/A	2.21 mi	C	C
19239	Talavera Lofts	SEC & SWC of E 5th St./Navasol	Austin		78702	Travis	7	Urban				NC	90	2	92	General	\$1,440,347	x	Janine Sisak	48453000902	155				C	UR	
Estimated Amount Available		\$4,476,833			Elderly Max \$1,571,107								Total HTCs Requested			\$4,020,372											
Region 8/Rural																											
19238	Franklin Trails	W. Decherd St., W of Hearne St	Franklin		77859	Robertson	8	Rural				NC	38	0	38	Elderly	\$495,000	x	Michael Fogel	48395960300	150	12.5	3080		C	C	
19237	Gatesville Trails	3807 S. Hwy 36	Gatesville	x	76528	Coryell	8	Rural				NC	48	0	48	Elderly	\$975,749		Michael Fogel	48099010400	150	10.7	3627		C	C	
Estimated Amount Available		\$662,403											Total HTCs Requested			\$1,470,749											
Region 8/Urban																											
19166	Villas at Robinett	~SEC of Robinett Rd./W. Elms R	Killeen		76549	Bell	8	Urban				NC	91	13	104	Elderly	\$1,500,000		Donna Rickenbacke	48027023108	155	11.4%	198	N/A	C	C	
Estimated Amount Available		\$1,898,913											Total HTCs Requested			\$1,500,000											
Region 9/Rural																											
19304	The Residences at Overlook Ridge	S Side of FM 306, E of Maricopa	Canyon Lake		78133	Comal	9	Rural				NC	30	0	30	Elderly	\$600,000	x	Sally Roth	48091310606	153	11.9%	1588	N/A	C	UR	
Estimated Amount Available		\$600,000											Total HTCs Requested			\$600,000											
Region 9/Urban																											
19133	Alazan Lofts	Scattered sites at El Paso St/Co	San Antonio		78207	Bexar	9	Urban			x	NC	80	8	88	General	\$1,500,000	x	Jason Arechiga	48029110500	158				C	C	
19136	Luna Flats	4415 San Pedro Avenue	San Antonio		78212	Bexar	9	Urban				NC	69	0	69	General	\$1,500,000	x	Jason Arechiga	48029190603	157	22.4%	N/A	2.54 mi	C	C	
19134	Village at Nogalitos	3727 Nogalitos St.	San Antonio		78211	Bexar	9	Urban			x	NC	78	0	78	General	\$1,400,000	x	Cindy Marquez	48029150501	157	27.5%	N/A	1.09 mi	C	C	
Estimated Amount Available		\$5,444,901			Elderly Max \$2,323,825								Total HTCs Requested			\$4,400,000											
Region 10/Rural																											
Estimated Amount Available		\$654,654											Total HTCs Requested			\$0											

Application Number	Development Name	Development Address	City	ETJ	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population	Recommended Award / HTC Request	MF Direct Loan Section 811	Applicant Primary Contact	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	Underwriting Status	
Region 10/Urban																											
19332	Avanti at South Bluff	509 S. Carancahua St.	Corpus Christi		78401	Nueces	10	Urban				Recon	42	0	42	Elderly	\$925,000	x	Henry Flores IV	48355001200	120					C	C
19367	Avanti Legacy Bayside	5300 Block of Lipes Blvd	Corpus Christi		78413	Nueces	10	Urban				NC	55	5	60	Elderly	\$925,000	x	Henry Flores IV	48355005412	68					C	C
Estimated Amount Available		\$1,410,213											Total HTCs Requested			\$1,850,000											
Region 11/Rural																											
19223	Bamboo Estates Apartments	NE FM 1015 and Hwy 281	Progreso		78579	Hidalgo	11	Rural			x	NC	75	4	79	General	\$1,300,000	x	Brad Shields	48215022800	158					C	C
Estimated Amount Available		\$941,584											Total HTCs Requested			\$1,300,000											
Region 11/Urban																											
19330	Avanti Legacy Emerald Point	~NWC of E. Fern Ave./N. K Cent	McAllen		78501	Hidalgo	11	Urban				NC	84	6	90	Elderly	\$1,500,000	x	Henry Flores III	48215020904	160	29.6%	1333			C	C
19064	4242 Jackson Apartments	4200 Blk N Jackson Rd	McAllen		78504	Hidalgo	11	Urban			x	NC	96	24	120	General	\$1,500,000		Arnold Padilla	48215020904	160	29.6%	1333	1.46 mi	C	C	
19273	Nolana Villas	N K Center St. near E. Nolana A	McAllen		78504	Hidalgo	11	Urban				NC	104	20	124	General	\$1,500,000	x	Steve Lollis	48215020904	160	29.6%	1333	3.23 mi	C	C	
19331	Avanti at Emerald Point	~NEC of E. Fern Ave./N. Jacksor	McAllen		78501	Hidalgo	11	Urban				NC	65	7	72	General	\$1,500,000	x	Henry Flores III	48215020904	160	29.6%	1333	1.24 mi	C	C	
Estimated Amount Available		\$6,222,635											Total HTCs Requested			\$6,000,000											
Region 12/Rural																											
19202	Heritage Heights at Big Spring	120 Airbase Rd	Big Spring		79720	Howard	12	Rural				NC	66	0	66	Elderly	\$900,000	x	Adrian Iglesias	48227950802	149					C	C
Estimated Amount Available		\$600,000											Total HTCs Requested			\$900,000											
Region 12/Urban																											
19228	Chaparral Apartments	4201 N. Garfield St.	Midland		79705	Midland	12	Urban				AcR	124	0	124	General	\$1,198,710		Joseph Weatherly	48329000305	152					C	UR
Estimated Amount Available		\$922,544											Total HTCs Requested			\$1,198,710											
Region 13/Rural																											
19176	Anthony Palms	100 block of Sandia Dr.	Anthony		79821	El Paso	13	Rural				NC	80	0	80	General	\$900,000		R.L. "Bobby" Bowllir	48141010203	130					C	C
Estimated Amount Available		\$600,000											Total HTCs Requested			\$900,000											
Region 13/Urban																											
19117	Ridgestone Estates	11050 Montana Avenue	El Paso		79936	El Paso	13	Urban				NC	104	0	104	General	\$1,500,000	x	Roy Lopez	48141010311	143					C	C
19344	Patriot Place	9500 Kenworthy Dr.	El Paso		79924	El Paso	13	Urban			x	NC	110	0	110	General	\$1,500,000	x	Tom Deloye	48141000101	140					C	UR
Estimated Amount Available		\$2,554,791											Total HTCs Requested			\$3,000,000											
Estimated Total Amount Available:		\$79,539,875				Total Amount Recommended:					\$78,189,349					Total Applications:		68									

Application Number	Census Tract(s)	Best Possible Score	Status	10 TAC 11.7(1) P	10 TAC 11.7(1) P	10 TAC 11.7(2)	Address
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Region 1/Rural

19235	48303010408	153		4.2%	3044	N/A	
19217	48341950200	153		16.1%	3696	N/A	
19156	48117950600	153		10.3%	4892	N/A	

Region 2/Urban

19216	48441012300	155		11.6%	1803	N/A	
19124	48441012000	155		5.4%	4953	N/A	

Region 3/Rural

19338	48139061400	153		7.6%	1950	12.52 mi	1600 West Ennis Avenue, Ennis
19214	48139061400	153		7.6%	1950	11.74 mi	2404 West Ennis Drive, Ennis
							Country Lane Seniors, 133 Park Hills Drive, Waxahachie (#60042)

Region 3/Urban

19276	48439101402	159		37.0%	N/A	2.72 mi	2404 Oakland Blvd, Fort Worth
							Columbia Renaissance Sq Senior, ~2801 Morseby St, Fort Worth (18018)
19277	48439100102	159		21.6%	N/A	.09 mi	3111 (aka 3101) Race St, Fort Worth
							Race Street Lofts, 2902 McLemore St, Fort Worth (#10119)

19315	48439111404	153		11.2%	152	N/A	
19009	48439113922	153		3.0%	672	N/A	
19234	48251130204	153		8.8%	1181	N/A	
19143	48439111547	153		6.3%	1706	N/A	
19078	48439113408	153		6.6%	1852	1.56 mi	SWC Hurst and Arthur, Hurst
							Provision at N Valentine, SEC Euless and Valentine, Hurst (#17315)
19319	48439111516	153		9.6%	2066	N/A	
19244	48439111544	153		6.8%	3305	N/A	
19016	48139060213	153		7.7%	4535	N/A	
19250	48139060300	153		17.1%	N/A	N/A	

19079	48251130408	152	Gen	7.9%	4142	13.36 mi	Hwy 67, W of Patriot Pkwy
19011	48251130408	152	Gen	7.9%	4142	12.72 mi	NWQ Hwy 67 and Hwy 157
							Pecan Tree Apts, 101 Pecan Tree Sq Apts, Grandview (#14277)
19020	48251130304	152	Gen	16.3%	N/A	3.08 mi	
							Cimarron Springs, 1302 E Kilpatrick, Cleburne (#08015)

Region 4/Rural

19052	48213950800	153		10.9%	2696	5.07 mi	N Tool Drive, Tool
19236	48213950800	153		10.9%	2696	4.74 mi	NEQ N Tool Dr and Oak Circle
							Silverleaf at Gun Barrel City, 400 Church St, Gun Barrel City (#11138)

Region 6/Urban

19085	48201312600	163		9.0%	826	N/A	
19296	48201210100	163		0.0%	5096	N/A	

Application Number	Census Tract(s)	Best Possible Score	Status	10 TAC 11.7(1) P	10 TAC 11.7(1) P	10 TAC 11.7(2)	Address
19070	48201421101	160		N/A	N/A	N/A	(Highest scoring CRP)
19307	48201451402	160		11.8%	157	N/A	
19230	48201432200	160		12.5%	619	N/A	
19242	48157670300	160		15.5%	3607	3.63 mi	~16330 Chimney Rock, Houston
							Miramonte Single Living, 1701 Moore Rd, Fifth Street CDP (#18047)
19245	48157670300	160		15.5%	3607	2.30 mi	~16360 Chimney Rock Dr, Houston
							Jubilee at Texas Pkwy, Texas Pkwy, W of Turtle Creek Dr (#17317)
19257	48157670300	160		15.5%	3607	1.89 mi	SEC Blue Ridge and Sam Houston Pkwy
							Oak Tree Manor Apts, 14603 Fonmeadow, Houston (#04496)
19327	48157670602	160		14.2%	3851	2.98 mi	
							The Miramonte, Moore Rd b/t Court and Fifth Street CDP(#18033)
19109	48157670602	160		14.2%	3851	2.55 mi	
							Miramonte Single Living, 1701 Moore Rd, Fifth Street CDP (#18047)
19047	48201533000	160		43.8%	N/A	N/A	
19286	48201532300	158		14.4%	194	N/A	
19187	48201333901	158		9.2%	3044	N/A	
19146	48201310500	158		38.8%	N/A	N/A	
Region 7/Urban							
19295	48453000307	158		10.5%	N/A	N/A	
19053	48453001845	158		16.3%	N/A	N/A	
Region 8/Rural							
19238	48395960300	150		12.5	3080	N/A	
19237	48099010400	150		10.7	3627	N/A	
Region 8/Urban							
19166	48027023108	155		11.4%	198	N/A	
19063	48309002503	155		3.8%	2112	N/A	
19148	48309003000	155		16.1%	N/A	N/A	
Region 9/Rural							
19304	48091310606	153		11.9%	1588	N/A	
19030	48265960100	153		14.8%	2262	N/A	
Region 9/Urban							
19136	48029190603	157		22.4%	N/A	2.54 mi	4415 San Pedro Ave, San Antonio
							Enclave Gardens Apts, 1602 Jackson Keller Rd, San Antonio (#07452)
19134	48029150501	157		27.5%	N/A	1.09 mi	3727 Nogalitos St, San Antonio
							Guild Park Apts, 779 W Mayfield Blvd, San Antonio (#10058)
19139	48029181403	152		4.9%	106	N/A	N/A
19039	48029121206	152		6.6%	1059	2.56 mi	~4501 Thousand Oaks Dr, San Antonio

Application Number	Census Tract(s)	Best Possible Score	Status	10 TAC 11.7(1) P	10 TAC 11.7(1) P	10 TAC 11.7(2)	Address
19062	48029121206	152		6.6%	1059	2.32 mi	4500 block Thousand Oaks Dr, Oak Valley Apts, 12613 Judson Rd, San Antonio (#16435)
19003	48029140400	141		18.7%	N/A	2.45 mi	826 E Highland, San Antonio Wheatly Courts, 906 N Mittman, San Antonio (#15069)

Region 11/Urban

19330	48215020904	160	Elderly	29.6%	1333	3.08 mi	NWC E Fern and N K Center St, McAllen Villas at Beaumont, 2200 Beaumont Ave, McAllen (#09923)
19064	48215020904	160	General	29.6%	1333	1.46 mi	4200 blk N Jackson Rd, McAllen
19273	48215020904	160	General	29.6%	1333	1.40 mi	N K Center St, McAllen
19331	48215020904	160	General	29.6%	1333	1.24 mi	~NEC E Fern Ave and N Jackson Rd, Memorial Apts II, 501 E jasmine, McAllen (#18235)

Region 13/Urban

19120	48141010341	122		9.5%	884		N/A
19114	48141010338	122		14.9%	4568		N/A

Report 2

Waiting List



Texas Department of Housing and Community Affairs
2019 Competitive (9%) Housing Tax Credit ("HTC") Program
Award and Waiting List

The application log is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by self score rather than by region. Detailed information about each Application and instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website.

Version Date: July 18, 2019

Construction Types: NC=New Construction Recon=Reconstruction Rehab=Rehabilitation AcR=Acquisition/Rehabilitation	Secondary Types: ADR=Adaptive Reuse SS=Scattered Site AdPh=Additional Phase
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PPR Status: A=Approved, C=Approved w/conditions, P=Pending
The review status is reflected as "C" for complete or "UR" for under review.

Application Number	Development Name	Development Address	City	ETJ	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	HTC Request	Direct Loan Section 811	Applicant Contact Name	Census Tract(s)	Self Score Total	\$11.9(c)(8)	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	Underwriting Status
At-Risk Set-Aside																																		
19204	Cottonview Terrace	Scattered Sites: 2nd, 3rd, Ave C Taft			78390	San Patricio	10	Rural	x			AcR	72	0	72	General	\$1,090,000		Arthur J. Schuldt, Jr.	48409010800	116	5	17	4	8	4	7	161				Recommended	C	UR
19077	Telephone Rd. Elderly	6000 Telephone Rd.	Houston		77087	Harris	6	Urban	x	x		AcR	200	0	200	Elderly	\$1,941,000	x	James Williams	48201332600	113	5	17	4	8	4	7	158				Recommended	C	C
19024	Morning Star Apartments	1520 Barfeild Rd.	Wharton		77488	Wharton	3	Rural	x			AcR	39	1	40	Elderly	\$409,738		Tracey Fine	48481740500	111	5	17	8	8	0	7	156				Recommended	C	C
19051	Casa de Manana Apartments	4702 Old Brownsville Rd.	Corpus Christi		78405	Nueces	10	Urban	x	x		Recon	99	0	99	General	\$1,600,000	x	Cindy Marquez	48355000800	110	5	17	8	8	0	7	155				Recommended	C	C
19086	Trinity Place Apartments	1203 Cushing Dr.	Round Rock		78664	Williamson	7	Urban	x			AcR	68	0	68	Elderly	\$659,669		Tracey Fine	48491020704	120	0	17	8	8	0	0	153				Recommended	C	C
19159	Mid Tule Village Apartments	321 SE 7th St.	Tulia		79088	Swisher	1	Rural	x			AcR	49	1	50	Elderly	\$610,398		Tracey Fine	48437950300	112	0	17	8	8	0	7	152				Recommended	C	C
19087	Sonora Seniors Apartments	1901 Tayloe Ave	Sonora		76950	Sutton	12	Rural		x		AcR	32	0	32	Elderly	\$330,015	x	Murray Calhoun	48435950300	112	0	17	8	8	0	7	152				Recommended	C	C
19112	Hebbronville Apartments	711 N Sigrid Avenue	Hebbronville (CDP)		78361	Jim Hogg	11	Rural		x		AcR	19	1	20	Elderly	\$217,773	x	Murray Calhoun	48247950200	119	0	17	8	8	0	0	152				Recommended	C	C
19076	Belfort Park Apartments	4135 W Belfort St.	Houston		77025	Harris	6	Urban	x			AcR	64	0	64	General	\$778,130		Ina Spokas	48201420200	113	5	17	8	8	0	0	151				Recommended	C	C
19058	Country Terrace Apartments	2500 E Wallisville Rd.	Highlands	x	77562	Harris	6	Rural		x		AcR	126	1	127	General	\$1,195,000	x	Devin Baker	48201253000	117	5	17	4	8	0	0	151				Recommended	C	C
19111	Colorado City Seniors Apartments	1324 E 10th St	Colorado City		79512	Mitchell	2	Rural		x		AcR	23	1	24	Elderly	\$255,189	x	Murray Calhoun	48335950200	118	0	17	8	8	0	0	151				Recommended	C	C
19113	Livingston Seniors Apartments	1600 N Houston St	Livingston		77351	Polk	5	Rural		x		AcR	35	1	36	Elderly	\$340,542	x	Murray Calhoun	48373210500	118	0	17	8	8	0	0	151				Recommended	C	C
19356	Pine Hills Estates I & II	112 Dixon Dr.	Devine		78016	Medina	9	Rural		x		AcR	68	0	68	Elderly	\$716,238	x	Josefina Garcia	48325000800	111	0	17	4	8	2	7	149				Recommended	C	C
19357	Woodlands Estates I & II	700 Factory Outlet Dr.	Hempstead		77445	Waller	6	Rural		x		AcR	82	0	82	Elderly	\$839,987	x	Shawn Smith	48473680500	108	0	17	4	8	2	7	146				Recommended	C	C
19208	Trail Village	NW of Paseo Plaza Blvd.	Brownsville		78526	Cameron	11	Urban	x	x		NC	48	0	48	General	\$999,461	x	Carla Mancha	48061014500	121	0	17	4	0	4	0	146				Recommended	C	C
Estimated At-Risk Available													\$11,996,371																					
USDA Set-Aside													\$4,050,076																					
Region 1/Rural																																		
19235	The Reserves at Saddleback Ranch	W side of Flint Ave., S of 12th St	Wolfforth	x	79382	Lubbock	1	Rural				NC	34	6	40	General	\$722,312	x	Sally Roth	48303010408	120	0	17	4	8	4	0	153	4.20%	3044	N/A	Recommended	C	UR
19217	Redwood Apartments	320 Block of 19th St.	Dumas		79029	Moore	1	Rural				NC	41	7	48	General	\$722,000		Vaughn C. Zimmerr	48341950200	120	0	17	4	8	4	0	153	16.1%	N/A	N/A		UR	
Estimated Amount Available to Allocate													\$735,666																					
Total HTCs Requested													\$1,444,312																					
Region 1/Urban																																		
19088	Metro Tower Lofts	Scatt sites on 10th, Main, and B	Lubbock		79401	Lubbock	1	Urban				NC-ADR	75	14	89	General	\$1,256,699		Jacob Mooney	48303000700	119	0	17	4	8	4	7	159				Recommended	C	C
19232	The Commons at St. Anthony's	SWC Amarillo Blvd./N. Polk St.	Amarillo		79107	Potter	1	Urban				NC-ADR	110	0	110	Elderly	\$1,500,000		Craig Alter	48375014800	117	0	17	8	8	0	7	157					UR	
Estimated Amount Available to Allocate													\$1,280,847																					
Total HTCs Requested													\$2,756,699																					

Application Number	Development Name	Development Address	City	ETJ	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	HTC Request	Direct Loan Section 811	Applicant Contact Name	Census Tract(s)	Self Score Total	\$11.9(c)(8)	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	10 TAC 11.7(l) Part 1	10 TAC 11.7(l) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	Underwriting Status
Region 2/Rural																																		
Estimated Amount Available to Allocate		\$600,000														Total HTCs Requested	\$0																	
Region 2/Urban																																		
19216	Heritage Heights at Abilene	2501 Ross Avenue	Abilene		79605	Taylor	2	Urban				NC	42	6	48	Elderly	\$600,000	x	Adrian Iglesias	48441012300	122	0	17	4	8	4	0	155	11.6%	1803	N/A	Recommended	C	UR
19124	Maple Street Lofts	~SEC Berry Ln and Maple St	Abilene		79602	Taylor	2	Urban				NC	36	4	40	General	\$600,000		Jacob Mooney	48441012000	122	0	17	4	8	4	0	155	5.4%	4953	N/A		UR	
Estimated Amount Available to Allocate		\$600,000														Total HTCs Requested	\$1,200,000																	
Region 3/Rural																																		
19214	Lakeridge Villas	2404-2406 W Ennis Ave	Ennis		75119	Ellis	3	Rural				NC	40	8	48	Elderly	\$615,059	x x	Ryan Hudspeth	48139061400	120	0	17	4	8	4	0	153	7.6%	1950	11.74 mi	Recommended	C	UR
19189	Lakewood Crossing	300 S Park	Granbury		76048	Hood	3	Rural				NC	34	14	48	General	\$615,000	x	Justin Zimmerman	48221160100	105	0	17	4	8	4	0	138	12.7%	1404			N	N
19338	Ennis Trails	1600 W. Ennis Ave.	Ennis		75119	Ellis	3	Rural				NC	48	20	68	Elderly	\$615,059	x	Michael Fogel	48139061400	120	0	17	4	8	4	0	153			\$3 million violation			
Estimated Amount Available to Allocate		\$626,247														Total HTCs Requested	\$1,845,118																	
Region 3/Urban																																		
19276	Sunset at Fash Place	2504 Oakland Blvd.	Fort Worth		76103	Tarrant	3	Urban				NC	59	7	66	Elderly	\$1,198,485	x	Megan Lasch	48439101402	119	0	17	4	8	4	7	159	37.0%	N/A	2.72 mi	Recommended	C	C
19277	Cielo Place	3111 Race St. (aka 3101 Race St)	Fort Worth		76111	Tarrant	3	Urban				NC-ADR	80	11	91	General	\$1,447,760		Lisa Stephens	48439100102	119	0	17	4	8	4	7	159	21.6%	N/A	.09 mi	Recommended	C	C
19285	Everly Plaza	1801 8th Ave.	Fort Worth		76110	Tarrant	3	Urban				NC	79	9	88	Elderly	\$1,439,065	x	Lisa Stephens	48439104100	124	0	17	8	8	0	0	157				Recommended	C	C
19126	3104 Division Lofts	3104 W Division St.	Arlington		76012	Tarrant	3	Urban				NC	75	0	75	General	\$1,500,000	x	Sarah Andre	48439111505	121	0	17	4	8	4	0	154				Recommended	C	C
19315	Hammack Creek Apartments	NEQ Kennedale Sublett Rd./Ker	Kennedale		76060	Tarrant	3	Urban				NC	86	21	107	General	\$1,500,000	x	Deepak P. Sulakhe	48439111404	120	0	17	4	8	4	0	153	11.2%	152	N/A	Recommended	C	UR
19009	Churchill at Golden Triangle	~ 11000 Metroport Way	Fort Worth		76177	Tarrant	3	Urban				NC	89	10	99	General	\$1,500,000	x	Brad Forslund	48439113922	120	0	17	4	8	4	0	153	3.0%	672	N/A	Recommended	C	C
19234	The Residences at Alsbury	SWQ of SW Alsbury Blvd./Ridge	Burleson		76028	Johnson	3	Urban				NC	72	11	83	Elderly	\$1,194,300	x x	Sally Roth	48251130204	120	0	17	4	8	4	0	153	8.8%	1181	N/A	Recommended	C	UR
19143	Reserve at New York	6011 New York Avenue	Arlington		76018	Tarrant	3	Urban				NC	84	0	84	General	\$1,500,000	x	Brian McGeady	48439111547	120	0	17	4	8	4	0	153	6.3%	1706	N/A	Recommended	C	C
19078	Provision at Patriot Place	SWC W Hurst Blvd./Arthur Dr.	Hurst		76053	Tarrant	3	Urban				NC	80	10	90	General	\$1,500,000	x	Ryan Combs	48439113408	120	0	17	4	8	4	0	153	6.6%	1852	N/A	Recommended	C	C
19319	Bardin Apartments	NWQ W Bardin Rd and Matlock	Arlington		76018	Tarrant	3	Urban				NC	86	26	112	General	\$1,500,000	x	Deepak P. Sulakhe	48439111516	120	0	17	4	8	4	0	153	9.6%	2066	N/A	Recommended	C	UR
19244	Mariposa at Harris Rd.	NE of S Cooper St. and W Harris	Arlington		76001	Tarrant	3	Urban				NC	99	81	180	Elderly	\$1,500,000	x	Stuart Shaw	48439111544	120	0	17	4	8	4	0	153	6.8%	3305	N/A	Recommended	C	UR
19016	Palladium Waxahachie Sr	NWQ Alton Adams Dr./Dallas H	Waxahachie		75165	Ellis	3	Urban				NC	92	28	120	Elderly	\$1,500,000	x	Thomas E. Huth	48139060213	120	0	17	4	8	4	0	153			Exceeds Elderly maximum			
19250	Cypress Creek at Waxahachie	NW of Post Oak Dr and US 287	Waxahachie		75165	Ellis	3	Urban				NC	98	70	168	General	\$1,500,000	x	Stuart Shaw	48139060300	120	0	17	4	8	4	0	153	17.1%	N/A	N/A			UR
19079	Provision at Patriot Parkway	Hwy 67, W of Patriot Pkwy.	Venus		76084	Johnson	3	Urban				NC	85	15	100	General	\$1,500,000	x	Ryan Combs	48251130408	119	0	17	4	8	4	0	152	7.9%	4142	13.36 mi		N	N
19011	Palladium Venus	NWQ US Hwy 67 and Hwy 157	Venus	x	76084	Johnson	3	Urban				NC	84	36	120	General	\$1,500,000	x	Thomas E. Huth	48251130408	119	0	17	4	8	4	0	152	7.9%	4142	12.72 mi		N	N
19020	Riva Keene	NWQ E KP Raines Rd/S College	Keene		76059	Johnson	3	Urban				NC	85	35	120	General	\$1,500,000	x	Jennifer Grabham	48251130304	119	0	17	4	8	4	0	152	16.3%	N/A	N/A		N	N
19266	County Line Lofts	NEQ CR 109/Harley Meadows C	Venus	x	76084	Johnson	3	Urban				NC	102	18	120	General	\$1,500,000	x	Dan Allgeier	48251130408	119	0	8.5	4	8	4	0	143.5	7.9%	4142			N	N
19205	Patriot Park Seniors	1309 F Avenue	Plano		75074	Collin	3	Urban				NC	64	17	81	Elderly	\$779,325	x	Jean Brown	48085031900	101	0	17	8	8	0	7	141			Exceeds Elderly maximum			
19008	Palladium Fain Street	4001 Fain St.	Fort Worth		76111	Tarrant	3	Urban				NC	92	16	108	General	\$1,500,000	x	Thomas E. Huth	48439101201	118	0	17	4	8	4	7	158			2 mile same year conflict with 19277			
19073	Gala at Central Park	W. Pipeline Rd/W of Buena Vist	Hurst		76053	Tarrant	3	Urban				NC	84	10	94	Elderly	\$1,500,000		Ryan Combs	48439113408	120	0	17	4	8	4	0	153			Over Elderly/2 mile same year conflict with 19078			
Estimated Amount Available to Allocate		\$16,160,200	Elderly Max		\$6,442,523														Total HTCs Requested	\$28,558,935														
Region 4/Rural																																		
19052	SilverLeaf at Tool	2001 N. Tool Dr.	Tool		75143	Henderson	4	Rural				NC	65	7	72	Elderly	\$990,214		Ben Dempsey	48213950800	120	0	17	4	8	4	0	153	10.9%	2696	5.07 mi	Recommended	C	C
19236	Tool Cedar Trails	NEQ N Tool Dr. and Oak Cir.	Tool		75143	Henderson	4	Rural				NC	48	0	48	Elderly	\$952,253	x	Michael Fogel	48213950800	120	0	17	4	8	4	0	153	10.9%	2696	4.74 mi	Recommended	C	C
19057	SilverLeaf at Chandler III	~800 block of FM 2010	Chandler		75758	Henderson	4	Rural				NC	53	7	60	Elderly	\$819,714		Ben Dempsey	48213950100	117	0	17	4	8	4	0	150						UR
Estimated Amount Available to Allocate		\$1,609,301														Total HTCs Requested	\$2,762,181																	
Region 4/Urban																																		
19225	Rosewood Senior Villas	2800 blk. of Calloway Rd.	Tyler		75707	Smith	4	Urban				NC	86	6	92	Elderly	\$1,500,000	x	Kent R. Hance	48423001803	111	0	17	4	8	4	0	144				Recommended	C	C
19360	Legacy Trails of Longview	1301 Eden Dr. & 2514 Tryon Rd	Longview		75605	Gregg	4	Urban				NC	90	10	100	Elderly	\$1,154,846		Kelly Garrett	48183000200	110	0	17	4	8	4	0	143					UR	
Estimated Amount Available to Allocate		\$1,176,937														Total HTCs Requested	\$2,654,846																	

Application Number	Development Name	Development Address	City	ETJ	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	HTC Request	Direct Loan Section 811	Applicant Contact Name	Census Tract(s)	Self Score Total	\$11.9(c)(8)	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	Underwriting Status		
Region 5/Rural																																				
19364	The Villas at Cedar Grove	2802 S. John Redditt Dr.	Lufkin		75904	Angelina	5	Rural				NC	60	8	68	Elderly	\$1,007,000		Rick J. Deyoe	48005000902	120	0	17	4	8	4	0	153				Recommended	C	UR		
Estimated Amount Available to Allocate		\$1,026,587														Total HTCs Requested	\$1,007,000																			
Region 5/Urban																																				
19094	Laurel Vista	NWC of Plaza 10 Circle	Beaumont		77707	Jefferson	5	Urban				NC	60	9	69	Elderly	\$1,007,473	x	Teresa Bowyer	48245001301	118	5	17	4	0	4	0	148				Recommended	C	C		
Estimated Amount Available to Allocate		\$819,066														Total HTCs Requested	\$1,007,473																			
Region 6/Rural																																				
19365	Heritage Estates at Huntsville	NEC FM 2821/American Legion	Huntsville		77320	Walker	6	Rural				NC	42	6	48	Elderly	\$600,000	x	Adrian Iglesias	48471790400	120	5	17	4	8	4	0	158				Recommended	C	C		
19161	Star of Texas Housing	Lone Star Parkway	Montgomery		77356	Montgomery	6	Rural				NC	42	6	48	General	\$868,582	x	Emanuel H. Glockzir	48339694600	119	5	17	4	8	4	0	157					UR			
19116	Amber Ridge Apartments	114 Woodway Dr	Angleton		77515	Brazoria	6	Rural				NC	34	14	48	General	\$600,000	x	Vaughn C. Zimmerrr	48039662100	120	5	17	4	0	4	0	150					N	N		
Estimated Amount Available to Allocate		\$600,000														Total HTCs Requested	\$2,068,582																			
Region 6/Urban																																				
19070	South Rice Apartments	5612 S Rice Ave	Houston		77081	Harris	6	Urban				NC	86	29	115	General	\$1,500,000		Doak Brown	48201421101	115	5	17	4	8	4	7	160	37.4%	N/A	1.65 mi	Recommended	C	C		
19074	900 Winston	900 Winston	Houston		77009	Harris	6	Urban				NC	102	12	114	Elderly	\$1,500,000	x	Amay Inamdar	48201511400	127	5	17	4	8	4	0	165				Recommended	C	C		
19085	Gala at MacGregor	~ 102 Carson Ct.	Houston		77004	Harris	6	Urban				NC	75	10	85	Elderly	\$1,459,758	x	Brennan Sanders	48201312600	125	5	17	4	8	4	0	163	9.0%	826	N/A	Recommended	C	C		
19296	McKee City Living	600 block of McKee St.	Houston		77002	Harris	6	Urban			x	NC	100	20	120	General	\$1,500,000	x	Stephan Fairfield	48201210100	125	5	17	4	8	4	0	163	0.0%	5096	N/A	Recommended	C	C		
19307	Briarwest Apartments	12976 Westheimer Rd.	Houston		77077	Harris	6	Urban				NC	100	20	120	General	\$1,500,000	x	Nathan Kelley	48201451402	122	5	17	4	8	4	0	160	11.8%	157	N/A	Recommended	C	C		
19230	Campanile on Fondren	2800 Fondren Rd.	Houston		77063	Houston	6	Urban				NC	100	36	136	Elderly	\$1,500,000	x	Les Kilday	48201432200	122	5	17	4	8	4	0	160	12.5%	619	N/A	Recommended	C	UR		
19242	The Tramonti	~ 16330 Chimney Rock	Houston		77053	Fort Bend	6	Urban				NC	83	21	104	General	\$1,500,000	x	Mark Musemeche	48157670300	122	5	17	4	8	4	0	160	15.5%	3607	3.63 mi	Recommended	C	C		
19245	Huntington Chimney Rock	~ 16360 Chimney Rock	Houston		77053	Fort Bend	6	Urban				NC	84	16	100	Elderly	\$1,476,000	x	Mark Musemeche	48157670300	122	5	17	4	8	4	0	160	15.5%	3607	2.30 mi	Recommended	C	C		
19257	Blue Ridge Villas	SEC Blue Ridge Rd./S. Sam Hous	Houston		77085	Fort Bend	6	Urban				NC	90	16	106	Elderly	\$1,500,000	x	Donna Rickenbacke	48157670300	122	5	17	4	8	4	0	160	Exceeds Elderly maximum							
19327	Edison Lofts	7100 W. Fuqua Dr.	Houston		77489	Fort Bend	6	Urban			x	NC	107	19	126	General	\$1,500,000	x	Donna Rickenbacke	48157670602	122	5	17	8	8	0	160	14.2%	3851	2.98 mi	Recommended	C	C			
19109	Verdin Square	NWQ McHard Rd./Moffett Ln.	Houston		77489	Fort Bend	6	Urban				NC	87	9	96	General	\$1,500,000	x	Scott Puffer	48157670602	122	5	17	4	8	4	0	160	14.2%	3851	2.55 mi		C	C		
19047	Parkway Meadows	~3300 block of W. Gulf Bank	Houston		77088	Harris	6	Urban				NC	65	17	82	General	\$1,499,782	x	Ryan Hettig	48201533000	115	5	17	8	8	0	7	160	43.8%	N/A	.02 mi		UR			
19286	W. Little York Apartments	7925 W. Little York Rd.	Houston		77040	Harris	6	Urban				NC	105	45	150	General	\$1,500,000	x	Nathan Kelley	48201532300	120	5	17	4	8	4	0	158	14.4%	194	N/A		N	N		
19187	The Ellington	NEC of Fuqua & Monroe	Houston		77075	Harris	6	Urban				NC	72	13	85	General	\$1,500,000	x	William D. Henson	48201333901	120	5	17	4	8	4	0	158	9.2%	3044	N/A		N	N		
19146	New Hope Housing Avenue J	SWC Avenue J and Engel St.	Houston		77011	Harris	6	Urban			x	NC	100	0	100	Sup Hsg	\$1,500,000		Joy Horak-Brown	48201310500	121	5	17	8	0	7	158	31.8%	N/A	N/A		N	N			
19299	2222 Pierce	2222 Pierce St.	Houston		77003	Harris	6	Urban				NC	86	80	166	General	\$1,500,000	x	Miranda Sprague	48201312300	115	5	17	8	8	0	5	158	2 mile same year conflict with 19296							
19040	Vista East	3801 Garrow St.	Houston		77003	Harris	6	Urban				NC	68	6	74	General	\$1,500,000	x	Dan Wilson	48201310400	118	5	17	4	0	4	7	155	2 mile same year conflict with 19146, 19296, 19299							
Estimated Amount Available to Allocate		\$14,719,184	Elderly Max \$5,978,270																	Total HTCs Requested	\$25,435,540															
Region 7/Rural																																				
19179	Riverwood Commons II	440 Old Austin Hwy.	Bastrop		78602	Bastrop	7	Rural				NC	36	0	36	Elderly	\$600,000	x	x Brian Kimes	48021950400	117	5	17	4	8	4	0	155				Recommended	C	C		
19102	Ranch Court Apartments	26700 Ranch Rd. 12	Dripping Springs		78620	Hays	7	Rural				NC	36	24	60	General	\$600,000	x	Justin Zimmerman	48209010806	118	0	17	4	8	4	0	151	10.2%	3743			N	N		
Estimated Amount Available to Allocate		\$600,000														Total HTCs Requested	\$1,200,000																			
Region 7/Urban																																				
19295	The Abali	E Side of N IH-35, N of Airport B	Austin		78722	Travis	7	Urban				NC	51	5	56	General	\$1,080,025	x	Megan Lasch	48453000307	125	0	17	4	8	4	0	158	10.5%	N/A	N/A	Recommended	C	C		
19053	Foundation Village	11704 and 11706 N Lamar Blvd	Austin		78753	Travis	7	Urban			x	NC	88	0	88	Sup Hsg	\$1,500,000	x	Walter Moreau	48453001845	125	0	17	4	8	4	0	158	16.3%	N/A	2.21 mi	Recommended	C	C		
19239	Talavera Lofts	SEC & SWC of E 5th St./Navasot	Austin		78702	Travis	7	Urban				NC	90	2	92	General	\$1,440,347	x	Janine Sisak	48453000902	115	0	17	8	8	0	7	155				Recommended	C	UR		
19107	City View at Hyde Park	NE of Airport Blvd./N. I-35 Serv	Austin		78751	Travis	7	Urban				NC	60	0	60	General	\$1,500,000	x	Dan Wilson	48453000304	118	0	17	4	8	4	7	158	2 mile same year conflict with 19295							
19288	Vi Collina	2401 E. Oltofr St. (aka 2431 E. C	Austin		78741	Travis	7	Urban				NC	73	11	84	General	\$1,500,000	x	Megan Lasch	48453002313	117	0	17	8	8	0	7	157	\$3 million violation							
Estimated Amount Available to Allocate		\$4,476,833	Elderly Max \$1,571,107																	Total HTCs Requested	\$7,020,372															

Application Number	Development Name	Development Address	City	ETJ	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	HTC Request	Direct Loan Section 811	Applicant Contact Name	Census Tract(s)	Self Score Total	\$11.9(c)(8)	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	Underwriting Status	
Region 8/Rural																																			
19238	Franklin Trails	W. Decherd St., W of Hearne St	Franklin		77859	Robertson	8	Rural				NC	38	0	38	Elderly	\$495,000	x	Michael Fogel	48395960300	117	0	17	4	8	4	0	150	12.5	3080		Recommended	C	C	
19237	Gatesville Trails	3807 S. Hwy 36	Gatesville	x	76528	Coryell	8	Rural				NC	48	0	48	Elderly	\$975,749		Michael Fogel	48099010400	117	0	17	4	8	4	0	150	10.7	3627		Recommended	C	C	
Estimated Amount Available to Allocate		\$662,403											Total HTCs Requested			\$1,470,749																			
Region 8/Urban																																			
19166	Villas at Robinett	~SEC of Robinett Rd./W. Elms R	Killeen		76549	Bell	8	Urban				NC	91	13	104	Elderly	\$1,500,000		Donna Rickenbacke	48027023108	122	0	17	4	8	4	0	155	11.4%	198	N/A	Recommended	C	C	
19063	Residences at Lake Waco	1700 W State Hwy 6	Waco		76712	McLennan	8	Urban				NC	103	11	114	Elderly	\$1,500,000		Jeremy Mears	48309002503	122	0	17	4	8	4	0	155	3.8%	2112	N/A		UR		
19148	Reserve at Lake Shore	NEC 19th and Lake Shore Dr.	Waco		76708	McClennan	8	Urban				NC	77	9	86	General	\$1,500,000	x	Brian McGeady	48309003000	122	0	17	4	8	4	0	155	16.1%	N/A	N/A		N	N	
19026	Nat'l Church Residences-Robinson	~510 N. Old Robinson Rd.	Robinson		79706	McLennan	8	Urban				NC	90	10	100	Elderly	\$1,500,000		Tracey Fine	48309003703	120	0	17	4	8	4	0	153	12.1%	N/A	N/A		N	N	
19164	Commerce Street Apartments	Commerce St., S of Sparta Rd.	Belton		76513	Bell	8	Urban				NC	75	5	80	General	\$1,500,000	x	Emanuel H. Glockzir	48027021700	119	0	17	4	8	4	0	152					N	N	
Estimated Amount Available to Allocate		\$1,898,913											Total HTCs Requested			\$7,500,000																			
Region 9/Rural																																			
19304	The Residences at Overlook Ridge	S Side of FM 306, E of Maricopa	Canyon Lake		78133	Comal	9	Rural				NC	30	0	30	Elderly	\$600,000	x	Sally Roth	48091310606	120	0	17	4	8	4	0	153	11.9%	1588	N/A	Recommended	C	UR	
19030	Freedom's Path at Kerrville II	3602 Memorial Blvd.	Kerrville		78028	Kerr	9	Rural	x			NC	38	0	38	Sup Hsg	\$600,000		Gary Noller	48265960100	120	0	17	4	8	4	0	153	14.8%	2262	N/A		UR		
19191	Hillcrest Senior Village	160 & 170 Lehmann Dr.	Kerrville	x	78028	Kerr	9	Rural				NC	38	0	38	Elderly	\$855,246	x	Brian Kimes	48265960402	119	0	17	4	8	4	0	152					N	N	
Estimated Amount Available to Allocate		\$600,000											Total HTCs Requested			\$2,055,246																			
Region 9/Urban																																			
19133	Alazan Lofts	Scattered sites at El Paso St/Col	San Antonio		78207	Bexar	9	Urban	x			NC	80	8	88	General	\$1,500,000	x	Jason Arechiga	48029110500	118	0	17	4	8	4	7	158					Recommended	C	C
19136	Luna Flats	4415 San Pedro Avenue	San Antonio		78212	Bexar	9	Urban				NC	69	0	69	General	\$1,500,000	x	Jason Arechiga	48029190603	120	0	14	4	8	4	7	157	22.4%	N/A	2.54 mi	Recommended	C	C	
19134	Village at Nogalitos	3727 Nogalitos St.	San Antonio		78211	Bexar	9	Urban	x			NC	78	0	78	General	\$1,400,000	x	Cindy Marquez	48029150501	120	0	14	4	8	4	7	157	27.5%	N/A	1.09 mi	Recommended	C	C	
19139	Hamilton Wolfe Lofts	Hamilton Wolfe Rd./Princeton F	San Antonio		78240	Bexar	9	Urban				NC	74	0	74	General	\$1,500,000	x	Henry R. Munoz III	48029181403	122	0	14	4	8	4	0	152	4.9%	106	N/A			N	N
19039	Blue Oaks	~ 4501 Thousand Oaks Dr.	San Antonio		78233	Bexar	9	Urban				NC	74	6	80	General	\$1,500,000	x	Scott Macdonald	48029121206	122	0	14	4	8	4	0	152	6.6%	1059	2.56 mi			N	N
19132	Village at Boyer	1510 Hoefgen Avenue	San Antonio		78210	Bexar	9	Urban	x			NC	86	0	86	General	\$1,500,000	x	Jerry Du Terroil	48029140200	118	0	14	8	8	0	7	155					2 mile same year conflict 19003		
19062	Residences at Thousand Oaks	4500 blk Thousand Oaks Dr	San Antonio		78233	Bexar	9	Urban				NC	90	6	96	General	\$1,500,000	x	Jeremy Mears	48029121206	122	0	14	4	8	4	0	152					2 mile/proximity conflict with 19039		
19003	The Legacy at Piedmont	826 E Highland Blvd	San Antonio		78210	Bexar	9	Urban				NC	49	0	49	Elderly	\$1,213,281		Dan Wilson	48029140400	104	0	14	8	8	0	7	141	18.7%	N/A	2.45 MI	Score Pending Appeal			
Estimated Amount Available to Allocate		\$5,444,901											Total HTCs Requested			\$11,613,281																			
Region 10/Rural																																			
Estimated Amount Available to Allocate		\$654,654											Total HTCs Requested			\$0																			
Region 10/Urban																																			
19332	Avanti at South Bluff	509 S. Carancahua St.	Corpus Christi		78401	Nueces	10	Urban				Recon	42	0	42	Elderly	\$925,000	x	Henry Flores IV	48355001200	80	0	17	4	8	4	7	120					Recommended	C	C
19367	Avanti Legacy Bayside	5300 Block of Lipes Blvd	Corpus Christi		78413	Nueces	10	Urban				NC	55	5	60	Elderly	\$925,000	x	Henry Flores IV	48355005412	64	0	0	4	0	0	0	68					Recommended	C	C
Estimated Amount Available to Allocate		\$1,410,213											Total HTCs Requested			\$1,850,000																			
Region 11/Rural																																			
19223	Bamboo Estates Apartments	NE FM 1015 and Hwy 281	Progreso		78579	Hidalgo	11	Rural	x			NC	75	4	79	General	\$1,300,000		Brad Shields	48215022800	120	5	17	4	8	4	0	158					Recommended	C	C
19028	Casitas Lantana	3954 Dana Ave	Brownsville	x	78526	Cameron	11	Rural				NC	80	0	80	General	\$928,404	x	Mark Moseley	48061014400	117	5	17	4	8	4	0	155						UR	
Estimated Amount Available to Allocate		\$941,584											Total HTCs Requested			\$2,228,404																			

Application Number	Development Name	Development Address	City	ETJ	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	HTC Request	Direct Loan Section 811	Applicant Contact Name	Census Tract(s)	Self Score Total	\$11.9(c)(8)	\$11.9(d)(1)	\$11.9(d)(4)	\$11.9(d)(5)	\$11.9(d)(6)	\$11.9(d)(7)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	Underwriting Status			
Region 11/Urban																																					
19330	Avanti Legacy Emerald Point	~NWC of E. Fern Ave./N. K Cent	McAllen		78501	Hidalgo	11	Urban				NC	84	6	90	Elderly	\$1,500,000	x	Henry Flores III	48215020904	122	5	17	4	8	4	0	160	29.6%	1333		Recommended	C	C			
19064	4242 Jackson Apartments	4200 Blk N Jackson Rd	McAllen		78504	Hidalgo	11	Urban			x	NC	96	24	120	General	\$1,500,000		Arnold Padilla	48215020904	122	5	17	4	8	4	0	160	29.6%	1333	1.46 mi	Recommended	C	C			
19273	Nolana Villas	N K Center St. near E. Nolana A	McAllen		78504	Hidalgo	11	Urban				NC	104	20	124	General	\$1,500,000	x	Steve Lollis	48215020904	122	5	17	4	8	4	0	160	29.6%	1333	3.23 mi	Recommended	C	C			
19331	Avanti at Emerald Point	~NEC of E. Fern Ave./N. Jacksor	McAllen		78501	Hidalgo	11	Urban				NC	65	7	72	General	\$1,500,000	x	Henry Flores III	48215020904	122	5	17	4	8	4	0	160	29.6%	1333	1.24 mi	Recommended	C	C			
19215	West Ridge Apartments	1511 W Ridge Rd.	Pharr		78577	Hidalgo	11	Urban			x	NC	112	0	112	General	\$1,500,000	x	Jennifer Bartlett	48215021404	120	5	17	4	8	4	0	158	14.5%	782	N/A		C				
19158	Pendleton Square	NEC Doctors Memorial Dr./Mec	Harlingen		78550	Cameron	11	Urban				NC	54	6	60	General	\$958,000	x	Justin Zimmerman	48061011302	118	5	17	4	8	4	0	156	8.6%	3305							
Estimated Amount Available to Allocate													\$6,222,635			Total HTCs Requested			\$8,458,000																		
Region 12/Rural																																					
19202	Heritage Heights at Big Spring	120 Airbase Rd	Big Spring		79720	Howard	12	Rural				NC	66	0	66	Elderly	\$900,000	x	Adrian Iglesias	48227950802	116	0	17	4	8	4	0	149				Recommended	C	C			
Estimated Amount Available to Allocate													\$600,000			Total HTCs Requested			\$900,000																		
Region 12/Urban																																					
19228	Chaparral Apartments	4201 N. Garfield St.	Midland		79705	Midland	12	Urban				AcR	124	0	124	General	\$1,198,710		Joseph Weatherly	48329000305	119	0	17	4	8	4	0	152				Recommended	C	UR			
19100	Carver Ridge Apartments	1301 E Dormard Ave	Midland		79701	Midland	12	Urban				NC	50	10	60	General	\$897,000		Vaughn C. Zimmerr	48329000100	122	0	17	4	0	4	0	147					UR				
Estimated Amount Available to Allocate													\$922,544			Total HTCs Requested			\$2,095,710																		
Region 13/Rural																																					
19176	Anthony Palms	100 block of Sandia Dr.	Anthony		79821	El Paso	13	Rural				NC	80	0	80	General	\$900,000	x	R.L. "Bobby" Bowlin	48141010203	97	0	17	4	8	4	0	130				Recommended	C	C			
19182	Waterpark Palms	8700 Block of S Desert Blvd.	Anthony		79821	El Paso	13	Rural				NC	80	0	80	General	\$900,000	x	R.L. "Bobby" Bowlin	48141010203	93	0	17	4	8	4	0	126					UR				
Estimated Amount Available to Allocate													\$600,000			Total HTCs Requested			\$1,800,000																		
Region 13/Urban																																					
19117	Ridgestone Estates	11050 Montana Avenue	El Paso		79936	El Paso	13	Urban				NC	104	0	104	General	\$1,500,000	x	Roy Lopez	48141010311	110	0	17	4	8	4	0	143				Recommended	C	C			
19344	Patriot Place	9500 Kenworthy Dr.	El Paso		79924	El Paso	13	Urban			x	NC	110	0	110	General	\$1,500,000	x	Tom Deloye	48141000101	107	0	17	4	8	4	0	140				Recommended	C	UR			
19340	Nuestra Senora	405 Montana Ave.	El Paso		79902	El Paso	13	Urban			x	NC	90	0	90	General	\$1,199,367	x	Tom Deloye	48141001600	93	0	17	4	8	4	0	126					UR				
19120	Villas at Augusta	SWC Augusta Dr./N. Zaragoza R	El Paso		79938	El Paso	13	Urban				NC	104	0	104	General	\$1,500,000	x	Roy Lopez	48141010341	106	0	0	4	8	4	0	122			9.5%	884	N/A	N	N		
19114	Sunset Vista Seniors	1333 Pullman Dr.	El Paso		79936	El Paso	13	Urban				NC	44	0	44	Elderly	\$643,000	x	Roy Lopez	48141010338	106	0	0	4	8	4	0	122	14.9%	4568	N/A		N	N			
19177	Edgemere Palms	~NWC Edgemere and Zaragoza	El Paso		79938	El Paso	13	Urban				NC	82	14	96	General	\$1,163,300	x	R.L. "Bobby" Bowlin	48141010331	98	0	0	4	0	4	0	106						N	N		
Estimated Amount Available to Allocate													\$2,554,791			Total HTCs Requested			\$7,505,667																		
Estimated Total Amount Available:		\$79,539,875		Total Amount Requested:		\$138,421,255		Total Amount Recommended:		\$78,189,349		Estimated Total Amount Remaining:		\$1,350,526		Total applications:		117																			

Application Number	Census Tract(s)	Best Possible Score	Status	10 TAC 11.7(1) P	10 TAC 11.7(1) P	10 TAC 11.7(2)	Address
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Region 1/Rural

19235	48303010408	153		4.2%	3044	N/A	
19217	48341950200	153		16.1%	3696	N/A	
19156	48117950600	153		10.3%	4892	N/A	

Region 2/Urban

19216	48441012300	155		11.6%	1803	N/A	
19124	48441012000	155		5.4%	4953	N/A	

Region 3/Rural

19338	48139061400	153		7.6%	1950	12.52 mi	1600 West Ennis Avenue, Ennis
19214	48139061400	153		7.6%	1950	11.74 mi	2404 West Ennis Drive, Ennis
							Country Lane Seniors, 133 Park Hills Drive, Waxahachie (#60042)

Region 3/Urban

19276	48439101402	159		37.0%	N/A	2.72 mi	2404 Oakland Blvd, Fort Worth
							Columbia Renaissance Sq Senior, ~2801 Morseby St, Fort Worth (18018)
19277	48439100102	159		21.6%	N/A	.09 mi	3111 (aka 3101) Race St, Fort Worth
							Race Street Lofts, 2902 McLemore St, Fort Worth (#10119)

19315	48439111404	153		11.2%	152	N/A	
19009	48439113922	153		3.0%	672	N/A	
19234	48251130204	153		8.8%	1181	N/A	
19143	48439111547	153		6.3%	1706	N/A	
19078	48439113408	153		6.6%	1852	1.56 mi	SWC Hurst and Arthur, Hurst
							Provision at N Valentine, SEC Euless and Valentine, Hurst (#17315)
19319	48439111516	153		9.6%	2066	N/A	
19244	48439111544	153		6.8%	3305	N/A	
19016	48139060213	153		7.7%	4535	N/A	
19250	48139060300	153		17.1%	N/A	N/A	

19079	48251130408	152	Gen	7.9%	4142	13.36 mi	Hwy 67, W of Patriot Pkwy
19011	48251130408	152	Gen	7.9%	4142	12.72 mi	NWQ Hwy 67 and Hwy 157
							Pecan Tree Apts, 101 Pecan Tree Sq Apts, Grandview (#14277)
19020	48251130304	152	Gen	16.3%	N/A	3.08 mi	
							Cimarron Springs, 1302 E Kilpatrick, Cleburne (#08015)

Region 4/Rural

19052	48213950800	153		10.9%	2696	5.07 mi	N Tool Drive, Tool
19236	48213950800	153		10.9%	2696	4.74 mi	NEQ N Tool Dr and Oak Circle
							Silverleaf at Gun Barrel City, 400 Church St, Gun Barrel City (#11138)

Region 6/Urban

19085	48201312600	163		9.0%	826	N/A	
19296	48201210100	163		0.0%	5096	N/A	

Application Number	Census Tract(s)	Best Possible Score	Status	10 TAC 11.7(1) P	10 TAC 11.7(1) P	10 TAC 11.7(2)	Address
19070	48201421101	160		N/A	N/A	N/A	(Highest scoring CRP)
19307	48201451402	160		11.8%	157	N/A	
19230	48201432200	160		12.5%	619	N/A	
19242	48157670300	160		15.5%	3607	3.63 mi	~16330 Chimney Rock, Houston
							Miramonte Single Living, 1701 Moore Rd, Fifth Street CDP (#18047)
19245	48157670300	160		15.5%	3607	2.30 mi	~16360 Chimney Rock Dr, Houston
							Jubilee at Texas Pkwy, Texas Pkwy, W of Turtle Creek Dr (#17317)
19257	48157670300	160		15.5%	3607	1.89 mi	SEC Blue Ridge and Sam Houston Pkwy
							Oak Tree Manor Apts, 14603 Fonmeadow, Houston (#04496)
19327	48157670602	160		14.2%	3851	2.98 mi	
							The Miramonte, Moore Rd b/t Court and Fifth Street CDP(#18033)
19109	48157670602	160		14.2%	3851	2.55 mi	
							Miramonte Single Living, 1701 Moore Rd, Fifth Street CDP (#18047)
19047	48201533000	160		43.8%	N/A	N/A	
19286	48201532300	158		14.4%	194	N/A	
19187	48201333901	158		9.2%	3044	N/A	
19146	48201310500	158		38.8%	N/A	N/A	
Region 7/Urban							
19295	48453000307	158		10.5%	N/A	N/A	
19053	48453001845	158		16.3%	N/A	N/A	
Region 8/Rural							
19238	48395960300	150		12.5	3080	N/A	
19237	48099010400	150		10.7	3627	N/A	
Region 8/Urban							
19166	48027023108	155		11.4%	198	N/A	
19063	48309002503	155		3.8%	2112	N/A	
19148	48309003000	155		16.1%	N/A	N/A	
Region 9/Rural							
19304	48091310606	153		11.9%	1588	N/A	
19030	48265960100	153		14.8%	2262	N/A	
Region 9/Urban							
19136	48029190603	157		22.4%	N/A	2.54 mi	4415 San Pedro Ave, San Antonio
							Enclave Gardens Apts, 1602 Jackson Keller Rd, San Antonio (#07452)
19134	48029150501	157		27.5%	N/A	1.09 mi	3727 Nogalitos St, San Antonio
							Guild Park Apts, 779 W Mayfield Blvd, San Antonio (#10058)
19139	48029181403	152		4.9%	106	N/A	N/A
19039	48029121206	152		6.6%	1059	2.56 mi	~4501 Thousand Oaks Dr, San Antonio

Application Number	Census Tract(s)	Best Possible Score	Status	10 TAC 11.7(1) P	10 TAC 11.7(1) P	10 TAC 11.7(2)	Address
19062	48029121206	152		6.6%	1059	2.32 mi	4500 block Thousand Oaks Dr, Oak Valley Apts, 12613 Judson Rd, San Antonio (#16435)
19003	48029140400	141		18.7%	N/A	2.45 mi	826 E Highland, San Antonio Wheatly Courts, 906 N Mittman, San Antonio (#15069)

Region 11/Urban

19330	48215020904	160	Elderly	29.6%	1333	3.08 mi	NWC E Fern and N K Center St, McAllen Villas at Beaumont, 2200 Beaumont Ave, McAllen (#09923)
19064	48215020904	160	General	29.6%	1333	1.46 mi	4200 blk N Jackson Rd, McAllen
19273	48215020904	160	General	29.6%	1333	1.40 mi	N K Center St, McAllen
19331	48215020904	160	General	29.6%	1333	1.24 mi	~NEC E Fern Ave and N Jackson Rd, Memorial Apts II, 501 E jasmine, McAllen (#18235)

Region 13/Urban

19120	48141010341	122		9.5%	884		N/A
19114	48141010338	122		14.9%	4568		N/A

Report 3

Section 811 Obligations

Special Housing Needs Commitments, Including Section 811 Project Rental Assistance

Application Number *pending staff review	Development Name	(B) 811 Existing Development	(C) 811 Proposed Development	(D) Non-811 Special Needs Set Aside	Did not Select Points	Existing Development if Committing Under 10 TAC §11.9(c)(6)(B)	Existing Development Application Number
		Participating in 811		Not Participating in 811			
At-Risk Set-Aside							
19204	Cottonview Terrace			x			
19077	Telephone Rd. Elderly	x				Sweetwater Point Apartments	03423
19024	Morning Star Apts			x			
19051	Casa de Manana	x				Lexington Manor	14066
19086	Trinity Place			x			
19159	Mid Tule Village		x				
19087	Sonora Seniors	x				Willows Apartments	1001116\95076
19112	Hebbronville	x				Willows Apartments	1001116\95076
19076	Bellfort Park	x				Hills at Leander	18415
19058	Country Terrace	x				The Courtyards at Crosby	16175
19111	Colorado City Seniors	x				Willows Apartments	1001116\95076
19113	Livingston Seniors	x				Willows Apartments	1001116\95076
19356	Pine Hills Estates I & II		x				
19357	Woodlands Estates I & II	x				Creekview Apartment Homes	17424
19208	Trail Village	x				Citrus Gardens	10222
Region 1/Rural							
19235	Reserves Saddleback Ranch			x			
Region 1/Urban							
19088	Metro Tower Lofts	x				The Residences of Solms Village	12336\1001759
Region 2/Urban							
19216	Heritage Heights at Abilene	x				The Estates at Ellington	13117
Region 3/Rural							
19214*	Lakeridge Villas	x				Savannah at Gateway	14414
Region 3/Urban							
19276	Sunset at Fash Place		x				
19277	Cielo Place			x			
19285	Everly Plaza		x				
19126	3104 Division Lofts	x				The Residences of Solms Village	12336\1001759
19315	Hammack Creek Apartments	x				Lakeview Pointe Apartments	18376
19009	Churchill at Golden Triangle		x				
19234	The Residences at Alsbury			x			
19143	Reserve at New York	x				Reserve at Engel Road	15303

Special Housing Needs Commitments, Including Section 811 Project Rental Assistance

Application Number *pending staff review	Development Name	(B) 811 Existing Development	(C) 811 Proposed Development	(D) Non-811 Special Needs Set Aside	Did not Select Points	Existing Development if Committing Under 10 TAC §11.9(c)(6)(B)	Existing Development Application Number
19078	Provision at Patriot Place	x				Gala at Melissa	16231
19319	Bardin Apartments	x				Lakeview Pointe Apartments	18376
19244	Mariposa at Harris Rd.	x				Mariposa at River Bend Apartment Homes	05424
Region 4/Rural							
19052	SilverLeaf at Tool			x			
19236	Tool Cedar Trails			x			
Region 4/Urban							
19225	Rosewood Senior Villas	x				Cimarron Springs Apartments	05029
Region 5/Rural							
19364	The Villas at Cedar Grove			x			
Region 5/Urban							
19094	Laurel Vista	x				The Residences of Solms Village	12336\1001759
Region 6/Rural							
19365	Heritage Estates Huntsville	x				The Estates at Ellington	13117
Region 6/Urban							
19070	S Rice Apartments			x			
19074	900 Winston		x				
19085	Gala at MacGregor	x				Bella Vista	14283
19296	McKee City Living	x				Kingwood Senior Village	05222\1000421
19307	Briarwest Apartments	x				Windsor Gardens Apartments	02151
19230	Campanile on Fondren	x				Greens at Brentford	14148
19242	The Tramonti	x				Catalon Apartments	14017
19245	Huntington Chimney Rock	x				Allegre Point	11123/1001576
19327	Edison Lofts			x			
Region 7/Rural							
19179	Riverwood Commons II	x				Bluff View Senior Village	16071
Region 7/Urban							
19295	The Abali		x				
19053	Foundation Village	x				Garden Terrace Apartments	131600/531105
19239	Talavera Lofts		x				

Special Housing Needs Commitments, Including Section 811 Project Rental Assistance

Application Number *pending staff review	Development Name	(B) 811 Existing Development	(C) 811 Proposed Development	(D) Non-811 Special Needs Set Aside	Did not Select Points	Existing Development if Committing Under 10 TAC §11.9(c)(6)(B)	Existing Development Application Number
Region 8/Rural							
19238	Franklin Trails			x			
19237	Gatesville Trails			x			
Region 8/Urban							
19166	Villas at Robinett			x			
Region 9/Rural							
19304	Residences Overlook Ridge			x			
Region 9/Urban							
19133	Alazan Lofts	x				Sutton Oaks II	12004
19136*	Luna Flats			x			
19134	Village at Nogalitos	x				Guild Park Apts	10058
Region 10/Urban							
19332	Avanti at S Bluff				x		
19367	Avanti Legacy Bayside				x		
Region 11/Rural							
19223	Bamboo Estates	x				Sunflower Estates	11009/1001393
Region 11/Urban							
19330	Avanti Legacy Emerald Point	x				Big Bass Resort Seniors Apartment	03178
19064	4242 Jackson Apartments			x			
19273	Nolana Villas	x				Orchard Estates	14177
19331	Avanti at Emerald Point	x				Big Bass Resort Seniors Apartment	03178
Region 12/Rural							
19202	Heritage Heights Big Spring				x		
Region 12/Urban							
19228	Chaparral Apartments			x			
Region 13/Rural							
19176	Anthony Palms			x			
Region 13/Urban							
19117	Ridgestone Estates	x				Whispering Sands Townhomes	03222
19344	Patriot Place	x				Cedar Oak Townhomes	04070\060250

Report 4

Ceiling Accounting Summary

2019 STATE OF TEXAS, COMPETITIVE HOUSING TAX CREDIT CEILING ACCOUNTING SUMMARY

2019 COMPETITIVE (9%) HOUSING TAX CREDIT FUNDING ALLOCATION											REQUEST LIMITS
Region	Geographic Area	Initial Sub-Region Amount	2019 Calendar Year Returns	Sub-Region Amount after Returns	Amount needed to reach \$600,000	Amount over \$600,000 that can be reallocated	Proportion of amount available to be reallocated	Amount to be Reallocated	Final Funding Amount	Allocation %	Max Funding Request/Award Limits
Urban	1 Lubbock	\$ 1,296,870		\$ 1,296,870	\$ -	\$ 696,870	1.31%	\$ (16,023)	\$ 1,280,847	1.61%	\$ 1,500,000
	2 Abilene	\$ 566,527		\$ 566,527	\$ 33,473	\$ -	0.00%	\$ 33,473	\$ 600,000	0.76%	\$ 900,000
	3 Dallas/Fort Worth	\$ 16,526,388		\$ 16,526,388	\$ -	\$ 15,926,388	29.96%	\$ (366,188)	\$ 16,160,200	20.34%	\$ 1,500,000
	4 Tyler	\$ 1,190,514		\$ 1,190,514	\$ -	\$ 590,514	1.11%	\$ (13,577)	\$ 1,176,937	1.48%	\$ 1,500,000
	5 Beaumont	\$ 824,222		\$ 824,222	\$ -	\$ 224,222	0.42%	\$ (5,155)	\$ 819,066	1.03%	\$ 1,206,092
	6 Houston	\$ 15,051,460		\$ 15,051,460	\$ -	\$ 14,451,460	27.18%	\$ (332,276)	\$ 14,719,184	18.52%	\$ 1,500,000
	7 Austin/Round Rock	\$ 4,568,069		\$ 4,568,069	\$ -	\$ 3,968,069	7.46%	\$ (91,236)	\$ 4,476,833	5.63%	\$ 1,500,000
	8 Waco	\$ 1,929,482		\$ 1,929,482	\$ -	\$ 1,329,482	2.50%	\$ (30,568)	\$ 1,898,913	2.39%	\$ 1,500,000
	9 San Antonio	\$ 5,558,919		\$ 5,558,919	\$ -	\$ 4,958,919	9.33%	\$ (114,018)	\$ 5,444,901	6.85%	\$ 1,500,000
	10 Corpus Christi	\$ 1,429,281		\$ 1,429,281	\$ -	\$ 829,281	1.56%	\$ (19,067)	\$ 1,410,213	1.77%	\$ 1,500,000
	11 Brownsville/Harlingen	\$ 6,354,956		\$ 6,354,956	\$ -	\$ 5,754,956	10.82%	\$ (132,321)	\$ 6,222,635	7.83%	\$ 1,500,000
	12 San Angelo	\$ 930,134		\$ 930,134	\$ -	\$ 330,134	0.62%	\$ (7,591)	\$ 922,544	1.16%	\$ 1,358,234
	13 El Paso	\$ 2,600,794		\$ 2,600,794	\$ -	\$ 2,000,794	3.76%	\$ (46,003)	\$ 2,554,791	3.22%	\$ 1,500,000
Rural	1 Lubbock	\$ 738,858		\$ 738,858	\$ -	\$ 138,858	0.26%	\$ (3,193)	\$ 735,666	0.93%	\$ 1,083,468
	2 Abilene	\$ 511,220		\$ 511,220	\$ 88,780	\$ -	0.00%	\$ 88,780	\$ 600,000	0.76%	\$ 900,000
	3 Dallas/Fort Worth	\$ 626,864		\$ 626,864	\$ -	\$ 26,864	0.05%	\$ (618)	\$ 626,247	0.79%	\$ 922,588
	4 Tyler	\$ 1,633,054		\$ 1,633,054	\$ -	\$ 1,033,054	1.94%	\$ (23,753)	\$ 1,609,301	2.03%	\$ 1,500,000
	5 Beaumont	\$ 1,036,626		\$ 1,036,626	\$ -	\$ 436,626	0.82%	\$ (10,039)	\$ 1,026,587	1.29%	\$ 1,500,000
	6 Houston	\$ 479,127		\$ 479,127	\$ 120,873	\$ -	0.00%	\$ 120,873	\$ 600,000	0.76%	\$ 900,000
	7 Austin/Round Rock	\$ 429,321		\$ 429,321	\$ 170,679	\$ -	0.00%	\$ 170,679	\$ 600,000	0.76%	\$ 900,000
	8 Waco	\$ 663,871		\$ 663,871	\$ -	\$ 63,871	0.12%	\$ (1,469)	\$ 662,403	0.83%	\$ 975,749
	9 San Antonio	\$ 515,932		\$ 515,932	\$ 84,068	\$ -	0.00%	\$ 84,068	\$ 600,000	0.76%	\$ 900,000
	10 Corpus Christi	\$ 655,941		\$ 655,941	\$ -	\$ 55,941	0.11%	\$ (1,286)	\$ 654,654	0.82%	\$ 964,356
	11 Brownsville/Harlingen	\$ 949,622		\$ 949,622	\$ -	\$ 349,622	0.66%	\$ (8,039)	\$ 941,584	1.18%	\$ 1,386,229
	12 San Angelo	\$ 421,533		\$ 421,533	\$ 178,467	\$ -	0.00%	\$ 178,467	\$ 600,000	0.76%	\$ 900,000
	13 El Paso	\$ 53,918		\$ 53,918	\$ 546,082	\$ -	0.00%	\$ 546,082	\$ 600,000	0.76%	\$ 900,000
Urban Totals		\$ 58,827,615	\$ -	\$ 58,827,615	\$ 33,473	\$ 51,061,088		\$ (1,140,552)	\$ 57,687,063	72.53%	
Rural Totals		\$ 8,715,889	\$ -	\$ 8,715,889	\$ 1,188,948	\$ 2,104,837		\$ 1,140,552	\$ 9,856,441	12.39%	
Regional Totals		\$ 67,543,504	\$ -	\$ 67,543,504	\$ 1,222,421	\$ 53,165,925			\$ 67,543,504	84.92%	
At-Risk Totals		\$ 11,919,442	\$ -	\$ 11,919,442					\$ 11,996,371	15.08%	
USDA (From At-Risk)		\$ 3,973,147	\$ 76,929	\$ 4,050,076					\$ 4,050,076	5.10%	
Grand Totals		\$ 79,462,946	\$ 76,929	\$ 79,539,875					\$ 79,539,875	100.00%	

NOTES:

This table reflects the allocation of the estimated Competitive Housing Tax Credit ceiling that the Department expects to have available for allocation during the 2019 cycle. The ceiling reflects a cap rate of \$2.75625 (IRS Rev. Proc. 2018-57) multiplied by th Notice 2018-45], plus carried-over 2018 credits of \$353,486. Credits returned this calendar year and available to be reallocated are reflected in the "2019 Calendar Year Returns" column of the chart. The column labeled "Final Funding Amount" is the column the amount of credit allocation that is estimated to be available in each subregion for the 2019 cycle.

The column labeled "Max Funding Request/Award Limits" reflects the maximum request limits for each State sub-region in accordance with 10 TAC §11.4(b). An Applicant cannot request or be awarded more than the amounts reflected in the column, which December 1, 2018. These request/award limits are fixed and will not change even if the regional funding amounts change based on future updates. The initial Maximum Elderly Funding Limit is based on the 2019 property inventory and 2019 HISTA demo IRS may release figures for the National Pool. National Pool is received subsequent to July awards and goes directly to Statewide Collapse. A revised document will be posted with each update.

ELDERLY FUNDING LIMITS

Maximum Percentage Elderly	Maximum Elderly Funding Limit
n/a	n/a
n/a	n/a
40.47%	\$ 6,442,523
n/a	n/a
n/a	n/a
41.23%	\$ 5,978,270
35.62%	\$ 1,571,107
n/a	n/a
43.32%	\$ 2,323,825
n/a	n/a
n/a	n/a
n/a	n/a
n/a	n/a

ie 2018 population figure of 28,304,596 (IRS
 nn an Applicant can reference to determine

ch were established based on estimates as of
 graphic data.In the later part of the year the

AWARDS SUMMARY BY SUB-REGION

	Initial Funding	(over)/under	Rank	Rural Collaspe	(over)/under		SW Collaspe	(over)/under	Notes (Related to sub-regions with no awards prior to the rural or statewide collapses)		
Urban	1 \$ 1,256,699.00	1.89%	12		1.89%	15	\$ -	1.89%	10	1 \$	1,256,699.00
	2 \$ 600,000.00	0.00%	13		0.00%	18	\$ -	0.00%	13	2 \$	600,000.00
	3 \$ 15,779,610.00	2.36%	11		2.36%	13	\$ -	2.36%	8	3 \$	15,779,610.00
	4 \$ -	100.00%	1		100.00%	1	\$ 1,500,000.00	-27.45%	20	4 \$	1,500,000.00
	5 \$ -	100.00%	1		100.00%	1	\$ 1,007,473.00	-23.00%	19	5 \$	1,007,473.00
	6 \$ 13,435,758.00	8.72%	9		8.72%	11	\$ -	8.72%	6	6 \$	13,435,758.00
	7 \$ 4,020,372.00	10.20%	8		10.20%	10	\$ -	10.20%	5	7 \$	4,020,372.00
	8 \$ 1,500,000.00	21.01%	6		21.01%	8	\$ -	21.01%	3	8 \$	1,500,000.00
	9 \$ 4,400,000.00	19.19%	7		19.19%	9	\$ -	19.19%	4	9 \$	4,400,000.00
	10 \$ 925,000.00	34.41%	5		34.41%	7	\$ 925,000.00	-31.19%	22	10 \$	1,850,000.00
	11 \$ 6,000,000.00	3.58%	10		3.58%	12	\$ -	3.58%	7	11 \$	6,000,000.00
	12 \$ -	100.00%	1		100.00%	1	\$ 1,198,710.00	-29.94%	21	12 \$	1,198,710.00
	13 \$ 1,500,000.00	41.29%	4		41.29%	6	\$ 1,500,000.00	-17.43%	17	13 \$	3,000,000.00
Rural	1 \$ 722,312.00	1.82%	9	\$ -	1.82%	16	\$ -	1.82%	11	1 \$	722,312.00
	2 \$ -	100.00%	1	\$ -	100.00%	1	\$ -	100.00%	1	2 \$	-
	3 \$ 615,059.00	1.79%	10	\$ -	1.79%	17	\$ -	1.79%	12	3 \$	615,059.00
	4 \$ 990,214.00	38.47%	6	\$ 952,253.00	-20.70%	22	\$ -	-20.70%	18	4 \$	1,942,467.00
	5 \$ 1,007,000.00	1.91%	8	\$ -	1.91%	14	\$ -	1.91%	9	5 \$	1,007,000.00
	6 \$ 600,000.00	0.00%	11	\$ -	0.00%	18	\$ -	0.00%	13	6 \$	600,000.00
	7 \$ 600,000.00	0.00%	11	\$ -	0.00%	18	\$ -	0.00%	13	7 \$	600,000.00
	8 \$ 495,000.00	25.27%	7	\$ 975,749.00	-122.03%	26	\$ -	-122.03%	26	8 \$	1,470,749.00
	9 \$ 600,000.00	0.00%	11	\$ -	0.00%	18	\$ -	0.00%	13	9 \$	600,000.00
	10 \$ -	100.00%	1	\$ -	100.00%	1	\$ -	100.00%	1	10 \$	-
	11 \$ -	100.00%	1	\$ 1,300,000.00	-38.07%	23	\$ -	-38.07%	23	11 \$	1,300,000.00
	12 \$ -	100.00%	1	\$ 900,000.00	-50.00%	24	\$ -	-50.00%	24	12 \$	900,000.00
	13 \$ -	100.00%	1	\$ 900,000.00	-50.00%	24	\$ -	-50.00%	24	13 \$	900,000.00
\$ 55,047,024			\$ 5,028,002.00			\$ 6,131,183.00			\$	66,206,209.00	

Regional Awards	\$ 66,206,209	83.24%
USDA Awards	\$ 3,894,744	4.90%
At Risk (non-USDA) Awards	\$ 8,088,396	10.17%
Total Awards	\$ 78,189,349	98.30%
Nonprofit total	\$ 15,799,461	19.86%
Rural total	\$ 16,662,467	20.95%
Remaining Funds	\$ 1,350,526	1.70%
National Pool		



Texas Department of Housing and Community Affairs

2019 Competitive (9%) Housing Tax Credit Program

Ceiling Summary

July 18, 2019

		<u>Initial Funding</u>	<u>Rural Collapse</u>	<u>Statewide Collapse</u>	<u>Totals</u>	USDA	\$3,894,744	4.90%
Available		\$79,539,875	\$4,226,856	\$7,481,709	68	At-Risk	\$11,983,140	15.07%
Total Funded		\$67,030,164	\$5,028,002	\$6,131,183	\$78,189,349	Rural	\$16,662,467	20.95%
Remaining		\$12,509,711	-\$801,146	\$1,350,526	\$1,350,526	Non-Profit	\$15,799,461	19.86%

Application Number	Development Name	Primary Contact Person	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	NP Set-Aside	Pop	Request/Underwritten Amount	Completed Underwriting	Over/Under	Funded Initially	Funded in Rural Collapse	Funded in SW Collapse	Recommended Awards	Funded @ I=Initial/Nonprofit R=Rural Collapse SW=Statewide Collapse
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At-Risk

								Available	\$11,996,371		USDA Available		\$4,050,076			
19204	Cottonview Terrace	Arthur J. Schuldt, Jr.	Rural	x			General	\$1,090,000	\$1,090,000		\$1,090,000			\$1,090,000	I	
19077	Telephone Road Elderly	James Williams	Urban	x		x	Elderly	\$1,941,000	\$1,941,000		\$1,941,000			\$1,941,000	I	
19024	Morning Star Apartments	Tracey Fine	Rural	x			Elderly	\$409,742	\$409,738		\$409,738			\$409,738	I	
19051	Casa de Manana Apartments	Cindy Marquez	Urban	x		x	General	\$1,600,000	\$1,600,000		\$1,600,000			\$1,600,000	I	
19086	Trinity Place Apartments	Tracey Fine	Urban	x			Elderly	\$659,669	\$659,669		\$659,669			\$659,669	I	
19159	Mid Tule Village Apartments	Tracey Fine	Rural	x			Elderly	\$610,398	\$610,398		\$610,398			\$610,398	I	
19087	Sonora Seniors Apartments	Murray Calhoun	Rural		x		Elderly	\$335,008	\$330,015		\$330,015			\$330,015	I	
19112	Hebbronville Apartments	Murray Calhoun	Rural		x		Elderly	\$217,773	\$217,773		\$217,773			\$217,773	I	
19076	Bellfort Park apartments	Ina Spokas	Urban	x			General	\$809,072	\$778,130		\$778,130			\$778,130	I	
19058	Country Terrace Apartments	Devin Baker	Rural		x		General	\$1,195,000	\$1,195,000		\$1,195,000			\$1,195,000	I	
19111	Colorado City Seniors Apartments	Murray Calhoun	Rural		x		Elderly	\$255,189	\$255,189		\$255,189			\$255,189	I	
19113	Livingston Seniors Apartments	Murray Calhoun	Rural		x		Elderly	\$343,721	\$340,542		\$340,542			\$340,542	I	
19356	Pine Hills Estates I & II	Josefina Garcia	Rural		x		Elderly	\$716,238	\$716,238		\$716,238			\$716,238	I	
19357	Woodlands Estates I & II	Shawn Smith	Rural		x		Elderly	\$839,987	\$839,987		\$839,987			\$839,987	I	
19208	Trail Village	Carla Mancha	Urban	x		x	General	\$1,045,000	\$999,461		\$999,461			\$999,461	I	
								Requested	\$12,067,797	Recommended	\$11,983,140	99.89%		\$11,983,140		
										USDA-RD	\$3,894,744	96.16%		\$3,894,744		

Region 1 Rural

								Available	\$735,666							
19235	The Reserves at Saddleback Ranch	Sally Roth	Rural				General	\$722,312	\$722,312	98%	\$722,312			\$722,312	I	
19217	Redwood Apartments	Vaughn C. Zimmerman	Rural				General	\$722,000	\$722,000	196%	\$0			\$0		
								Requested	\$1,444,312	Recommended	\$722,312	1.82%	\$0	\$0	\$722,312	
										(Over)/Under		1.82%	\$0	\$0	1.82%	

Application Number	Development Name	Primary Contact Person	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	NP Set-Aside	Pop	Request/Underwritten Amount	Completed Underwriting	Over/Under	Funded Initially	Funded in Rural Collapse	Funded in SW Collapse	Recommended Awards	Funded @ I=Initial/Nonprofit R=Rural Collapse SW=Statewide Collapse
Region 1 Urban			Available				\$1,280,847								
19088	Metro Tower Lofts	Jacob Mooney	Urban				General	\$1,256,699	\$1,256,699	98%	\$1,256,699			\$1,256,699	I
19232	The Commons at St. Anthony's	Craig Alter	Urban				Elderly	\$1,500,000	\$1,500,000	215%	\$0			\$0	
			Requested				\$2,756,699		Recommended (Over)/Under		\$1,256,699		\$0	\$1,256,699	
											1.89%		1.89%	1.89%	
Region 2 Rural			Available				\$600,000								
			Requested				\$0		Recommended (Over)/Under		\$0	\$0	\$0	\$0	
											100.00%	100.00%	100.00%	100.00%	
Region 2 Urban			Available				\$600,000								
19216	Heritage Heights at Abilene	Adrian Iglesias	Urban				Elderly	\$600,000	\$600,000	100%	\$600,000			\$600,000	I
19124	Maple Street Lofts	Jacob Mooney	Urban				General	\$600,000	\$600,000	200%	\$0			\$0	
			Requested				\$1,200,000		Recommended (Over)/Under		\$600,000		\$0	\$600,000	
											0.00%		0.00%	0.00%	
Region 3 Rural			Available				\$626,247								
19214	Lakeridge Villas	Ryan Hudspeth	Rural				Elderly	\$615,059	\$615,059	98%	\$615,059			\$615,059	I
19189	Lakewood Crossing	Justin Zimmerman	Rural				General	\$615,000	\$615,000	196%	\$0			\$0	
19338	Ennis Trails	Michael Fogel	Rural				Elderly	\$615,059	\$615,059	295%	\$0			\$0	
			Requested				\$1,845,118		Recommended (Over)/Under		\$615,059	\$0	\$0	\$615,059	
											1.79%	1.79%	1.79%	1.79%	
Region 3 Urban			Available				\$16,160,200								
19276	Sunset at Fash Place	Megan Lasch	Urban				Elderly	\$1,198,485	\$1,198,485	7%	\$1,198,485			\$1,198,485	I
19277	Cielo Place	Lisa Stephens	Urban				General	\$1,447,760	\$1,447,760	16%	\$1,447,760			\$1,447,760	I
19285	Everly Plaza	Lisa Stephens	Urban				Elderly	\$1,439,065	\$1,439,065	25%	\$1,439,065			\$1,439,065	I
19126	3104 Division Lofts	Sarah Andre	Urban				General	\$1,500,000	\$1,500,000	35%	\$1,500,000			\$1,500,000	I
19315	Hammack Creek Apartments	Deepak P. Sukakhe	Urban				General	\$1,500,000	\$1,500,000	44%	\$1,500,000			\$1,500,000	I
19009	Churchill at Golden Triangle Community	Brad Forslund	Urban			X	General	\$1,500,000	\$1,500,000	53%	\$1,500,000			\$1,500,000	I
19234	The Residences at Alsbury	Sally Roth	Urban				Elderly	\$1,194,300	\$1,194,300	61%	\$1,194,300			\$1,194,300	I
19143	Reserve at New York	Brian McGeady	Urban				General	\$1,500,000	\$1,500,000	70%	\$1,500,000			\$1,500,000	I
19078	Provision at Patriot Place	Ryan Combs	Urban				General	\$1,500,000	\$1,500,000	79%	\$1,500,000			\$1,500,000	I
19319	Bardin Apartments	Deepak P. Sukakhe	Urban				General	\$1,500,000	\$1,500,000	88%	\$1,500,000			\$1,500,000	I
19244	Mariposa Apartment Homes at Harris Road	Stuart Shaw	Urban				Elderly	\$1,500,000	\$1,500,000	98%	\$1,500,000			\$1,500,000	I

Application Number	Development Name	Primary Contact Person	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	NP Set-Aside	Pop	Request/Underwritten Amount	Completed Underwriting	Over/Under	Funded Initially	Funded in Rural Collapse	Funded in SW Collapse	Recommended Awards	Funded @ I=Initial/Nonprofit R=Rural Collapse SW=Statewide Collapse
19016	Palladium Waxahachie Senior Living	Thomas E. Huth	Urban				Elderly	\$1,500,000	\$1,500,000	107%	\$0			\$0	
19250	Cypress Creek Apartment Homes at Waxahachie	Stuart Shaw	Urban				General	\$1,500,000	\$1,500,000	116%	\$0			\$0	
19079	Provision at Patriot Parkway	Ryan Combs	Urban				General	\$1,500,000	\$1,500,000	125%	\$0			\$0	
19011	Palladium Venus	Thomas E. Huth	Urban				General	\$1,500,000	\$1,500,000	135%	\$0			\$0	
19020	Riva Keene	Jennifer Grabham	Urban				General	\$1,500,000	\$1,500,000	144%	\$0			\$0	
19008	Palladium Fain Street	Thomas E. Huth	Urban				General	\$1,500,000	\$1,500,000	153%	\$0			\$0	
19073	Gala at Central Park	Ryan Combs	Urban				Elderly	\$1,500,000	\$1,500,000	163%	\$0			\$0	
19266	County Line Lofts	Dan Allgeier	Urban				General	\$1,500,000	\$1,500,000	172%	\$0			\$0	
19205	Patriot Park Seniors	Jean Brown	Urban			x	Elderly	\$779,325	\$779,325	177%	\$0			\$0	

							Requested	\$28,558,935	Recommended (Over)/Under		\$15,779,610		\$0	\$15,779,610	
							Available	\$1,609,301			2.36%		2.36%	2.36%	

Region 4 Rural

19052	SilverLeaf at Tool	Ben Dempsey	Rural				Elderly	\$990,214	\$990,214	62%	\$990,214			\$990,214	I
19236	Tool Cedar Trails	Michael Fogel	Rural				Elderly	\$952,253	\$952,253	121%	\$0	\$952,253		\$952,253	R
19057	SilverLeaf at Chandler III	Ben Dempsey	Rural				Elderly	\$819,714	\$819,714	172%	\$0			\$0	

							Requested	\$2,762,181	Recommended (Over)/Under		\$990,214	\$952,253	\$0	\$1,942,467	
							Available	\$1,176,937			38.47%	-20.70%	-20.70%	-20.70%	

Region 4 Urban

19225	Rosewood Senior Villas	Kent R. Hance	Urban				Elderly	\$1,500,000	\$1,500,000	127%	\$0		\$1,500,000	\$1,500,000	SW
19360	Legacy Trails of Longview	Kelly Garrett	Urban				Elderly	\$1,154,846	\$1,154,846	226%	\$0			\$0	

							Requested	\$2,654,846	Recommended (Over)/Under		\$0		\$1,500,000	\$1,500,000	
							Available	\$1,026,587			100.00%		-27.45%	-27.45%	

Region 5 Rural

19364	The Villas at Cedar Grove	Rick J. Deyoe	Rural				Elderly	\$1,007,000	\$1,007,000	98%	\$1,007,000			\$1,007,000	I
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							Requested	\$1,007,000	Recommended (Over)/Under		\$1,007,000	\$0	\$0	\$1,007,000	
							Available	\$819,066			1.91%	1.91%	1.91%	1.91%	

Region 5 Urban

19094	Laurel Vista	Teresa Bowyer	Urban				Elderly	\$1,007,473	\$1,007,473	123%	\$0		\$1,007,473	\$1,007,473	SW
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							Requested	\$1,007,473	Recommended (Over)/Under		\$0		\$1,007,473	\$1,007,473	
							Available	\$819,066			100.00%		-23.00%	-23.00%	

Application Number	Development Name	Primary Contact Person	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	NP Set-Aside	Pop	Request/Underwritten Amount	Completed Underwriting	Over/Under	Funded Initially	Funded in Rural Collapse	Funded in SW Collapse	Recommended Awards	Funded @ I=Initial/Nonprofit R=Rural Collapse SW=Statewide Collapse
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Region 6 Rural			Available				\$600,000								
19365	Heritage Estates at Huntsville	Adrian Iglesias	Rural				Elderly	\$600,000	\$600,000	100%	\$600,000			\$600,000	I
19161	Star of Texas Housing	Emanuel H. Glockzin, Jr	Rural				General	\$868,582	\$868,582	245%	\$0			\$0	
19116	Amber Ridge Apartments	Vaughn C. Zimmerman	Rural				General	\$600,000	\$600,000	345%	\$0			\$0	
			Requested				\$2,068,582	Recommended (Over)/Under			\$600,000	\$0	\$0	\$600,000	
											0.00%	0.00%	0.00%	0.00%	

Region 6 Urban			Available				\$14,719,184								
19070	South Rice Apartments	Doak Brown	Urban				General	\$1,500,000	\$1,500,000	10%	\$1,500,000			\$1,500,000	I
19074	900 Winston	Amay Inamdar	Urban				Elderly	\$1,500,000	\$1,500,000	20%	\$1,500,000			\$1,500,000	I
19085	Gala at MacGregor	Brennan Sanders	Urban				Elderly	\$1,459,836	\$1,459,758	30%	\$1,459,758			\$1,459,758	I
19296	McKee City Living	Stephan Fairfield	Urban			X	General	\$1,500,000	\$1,500,000	40%	\$1,500,000			\$1,500,000	I
19307	Briarwest Apartments	Nathan Kelley	Urban				General	\$1,500,000	\$1,500,000	51%	\$1,500,000			\$1,500,000	I
19230	Campanile on Fondren	Les Kilday	Urban				Elderly	\$1,500,000	\$1,500,000	61%	\$1,500,000			\$1,500,000	I
19242	The Tramonti	Mark Musemeche	Urban				General	\$1,500,000	\$1,500,000	71%	\$1,500,000			\$1,500,000	I
19245	Huntington Chimney Rock	Mark Musemeche	Urban				Elderly	\$1,476,000	\$1,476,000	81%	\$1,476,000			\$1,476,000	I
19257	Blue Ridge Villas	Donna Rickenbacker	Urban				Elderly	\$0	\$0	81%	\$0			\$0	
19327	Edison Lofts	Donna Rickenbacker	Urban			X	General	\$1,500,000	\$1,500,000	91%	\$1,500,000			\$1,500,000	I
19109	Verdin Square	Scott Puffer	Urban				General	\$1,500,000	\$1,500,000	101%	\$0			\$0	I
19047	Parkway Meadows	Ryan Hettig	Urban				General	\$1,499,782	\$1,499,782	112%	\$0			\$0	
19286	W. Little York Apartments	Nathan Kelley	Urban				General	\$1,500,000	\$1,500,000	122%	\$0			\$0	
19187	The Ellington (AKA Crystal Village Apartmen	William D. Henson	Urban				General	\$1,500,000	\$1,500,000	132%	\$0			\$0	
19146	New Hope Housing Avenue J	Joy Horak-Brown	Urban			X	Sup Hsg	\$1,500,000	\$1,500,000	142%	\$0			\$0	
19299	2222 Pierce	Miranda Sprague	Urban				General	\$1,500,000	\$1,500,000	152%	\$0			\$0	
19040	Vista East	Dan Wilson	Urban				General	\$1,500,000	\$1,500,000	163%	\$0			\$0	
			Requested				\$22,435,618	Recommended (Over)/Under			\$13,435,758	\$0	\$0	\$13,435,758	
											8.72%		8.72%	8.72%	

Region 7 Rural			Available				\$600,000								
19179	Riverwood Commons II	Brian Kimes	Rural				Elderly	\$600,000	\$600,000	100%	\$600,000			\$600,000	I
19102	Ranch Court Apartments	Justin Zimmerman	Rural				General	\$600,000	\$600,000	200%	\$0			\$0	
			Requested				\$1,200,000	Recommended (Over)/Under			\$600,000	\$0	\$0	\$600,000	
											0.00%	0.00%	0.00%	0.00%	

Application Number	Development Name	Primary Contact Person	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	NP Set-Aside	Pop	Request/Underwritten Amount	Completed Underwriting	Over/Under	Funded Initially	Funded in Rural Collapse	Funded in SW Collapse	Recommended Awards	Funded @ I=Initial/Nonprofit R=Rural Collapse SW=Statewide Collapse
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Region 7 Urban		Available						\$4,476,833							
19295	The Abali	Megan Lasch	Urban				General	\$1,080,025	\$1,080,025	24%	\$1,080,025			\$1,080,025	I
19053	Foundation Village	Walter Moreau	Urban			x	SH	\$1,500,000	\$1,500,000	58%	\$1,500,000			\$1,500,000	I
19239	Talavera Lofts	Janine Sisak	Urban				General	\$1,440,347	\$1,440,347	90%	\$1,440,347			\$1,440,347	I
19107	City View at Hyde Park	Dan Wilson	Urban				General	\$1,500,000	\$1,500,000	123%	\$0			\$0	
19288	Vi Collina	Megan Lasch	Urban				General	\$1,500,000	\$1,500,000	157%	\$0			\$0	
Requested								\$7,020,372	Recommended (Over)/Under		\$4,020,372		\$0	\$4,020,372	
											10.20%		10.20%	10.20%	

Region 8 Rural		Available						\$662,403							
19238	Franklin Trails	Michael Fogel	Rural				Elderly	\$495,000	\$495,000	75%	\$495,000			\$495,000	I
19237	Gatesville Trails	Michael Fogel	Rural				Elderly	\$975,749	\$975,749	222%	\$0	\$975,749		\$975,749	R
Requested								\$1,470,749	Recommended (Over)/Under		\$495,000	\$975,749	\$0	\$1,470,749	
											25.27%	-122.03%	-122.03%	-122.03%	

Region 8 Urban		Available						\$1,898,913							
19166	Villas at Robinett	Donna Rickenbacker	Urban				Elderly	\$1,500,000	\$1,500,000	79%	\$1,500,000			\$1,500,000	I
19063	Residences at Lake Waco	Jeremy Mears	Urban				Elderly	\$1,500,000	\$1,500,000	158%	\$0			\$0	
19148	Reserve at Lake Shore	Brian McGeady	Urban				General	\$1,500,000	\$1,500,000	237%	\$0			\$0	
19026	National Church Residences of Robinson	Tracey Fine	Urban				Elderly	\$1,500,000	\$1,500,000	316%	\$0			\$0	
19164	Commerce Street Apartments	Emanuel H. Glockzin, Jr	Urban				General	\$1,500,000	\$1,500,000	395%	\$0			\$0	
Requested								\$7,500,000	Recommended (Over)/Under		\$1,500,000		\$0	\$1,500,000	
											21.01%		21.01%	21.01%	

Region 9 Rural		Available						\$600,000							
19304	The Residences at Overlook Ridge	Sally Roth	Rural				Elderly	\$600,000	\$600,000	100%	\$600,000			\$600,000	I
19030	Freedom's Path at Kerrville II	Gary Noller	Rural			x	SH	\$600,000	\$600,000	200%	\$0			\$0	
19191	Hillcrest Senior Village	Brian Kimes	Rural				Elderly	\$855,246	\$855,246	343%	\$0			\$0	
Requested								\$2,055,246	Recommended (Over)/Under		\$600,000	\$0	\$0	\$600,000	
											0.00%	0.00%	0.00%	0.00%	

Region 9 Urban		Available						\$5,444,901							
19133	Alazan Lofts	Jason Arechiga	Urban			x	General	\$1,500,000	\$1,500,000	28%	\$1,500,000			\$1,500,000	I
19136	Luna Flats	Jason Arechiga	Urban				General	\$1,500,000	\$1,500,000	55%	\$1,500,000			\$1,500,000	I
19134	Village at Nogalitos	Cindy Marquez	Urban			x	General	\$1,400,000	\$1,400,000	81%	\$1,400,000			\$1,400,000	I

Application Number	Development Name	Primary Contact Person	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	NP Set-Aside	Pop	Request/Underwritten Amount	Completed Underwriting	Over/Under	Funded Initially	Funded in Rural Collapse	Funded in SW Collapse	Recommended Awards	Funded @ I=Initial/Nonprofit R=Rural Collapse SW=Statewide Collapse	
19139	Hamilton Wolfe Lofts	Henry R. Munoz III	Urban				General	\$1,500,000	\$1,500,000	108%	\$0			\$0		
19039	Blue Oaks	Scott Macdonald	Urban				General	\$1,500,000	\$1,500,000	136%	\$0			\$0		
19132	Village at Boyer	Jerry Du Terroil	Urban			x	General	\$1,500,000	\$1,500,000	163%	\$0			\$0		
19062	Residences at Thousand Oaks	Jeremy Mears	Urban				General	\$1,500,000	\$1,500,000	191%	\$0			\$0		
19003	The Legacy at Piedmont	Dan Wilson	Urban				Elderly	\$1,213,281	\$1,213,281	213%	\$0			\$0		
							Requested	\$10,400,000	Recommended (Over)/Under		\$4,400,000 19.19%		\$0 19.19%	\$4,400,000 19.19%		
Region 10 Rural							Available	\$654,654								
							Requested	\$0	Recommended (Over)/Under		100.00%	\$0 100.00%	\$0 100.00%	\$0 100.00%	\$0 100.00%	
Region 10 Urban							Available	\$1,410,213								
19332	Avanti at South Bluff	Henry Flores	Urban				Elderly	\$925,000	\$925,000	66%	\$925,000			\$925,000	I	
19367	Avanti Legacy Bayside	Henry Flores	Urban				Elderly	\$925,000	\$925,000	131%	\$0		\$925,000	\$925,000	SW	
							Requested	\$1,850,000	Recommended (Over)/Under		\$925,000 34.41%		\$925,000 -31.19%	\$1,850,000 -31.19%		
Region 11 Rural							Available	\$941,584								
19223	Bamboo Estates Apartments	Brad Shields	Rural			X	General	\$1,300,000	\$1,300,000	138%	\$0	\$1,300,000		\$1,300,000	R	
19028	Casitas Lantana	Mark Moseley	Rural			X	General	\$928,404	\$928,404	237%	\$0			\$0		
							Requested	\$2,228,404	Recommended (Over)/Under		\$0 100.00%	\$1,300,000 -38.07%	\$0 -38.07%	\$1,300,000 -38.07%		
Region 11 Urban							Available	\$6,222,635								
19330	Avanti Legacy at Emerald Point	Henry Flores	Urban				Elderly	\$1,500,000	\$1,500,000	24%	\$1,500,000			\$1,500,000	I	
19064	4242 Jackson Apartments	Arnold Padilla	Urban			x	General	\$1,500,000	\$1,500,000	48%	\$1,500,000			\$1,500,000	I	
19273	Nolana Villas	Steve Lollis	Urban				General	\$1,500,000	\$1,500,000	72%	\$1,500,000			\$1,500,000	I	
19331	Avanti at Emerald Point	Henry Flores	Urban				General	\$1,500,000	\$1,500,000	96%	\$1,500,000			\$1,500,000	I	
19215	West Ridge Apartments	Jennifer Bartlett	Urban			X	General	\$1,500,000	\$1,500,000	121%	\$0			\$0	I	
19158	Pendleton Square	Justin Zimmerman	Urban				General	\$958,000	\$958,000	136%	\$0			\$0	I	
							Requested	\$8,458,000	Recommended (Over)/Under		\$6,000,000 3.58%		\$0 3.58%	\$6,000,000 3.58%		

Application Number	Development Name	Primary Contact Person	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	NP Set-Aside	Pop	Request/Underwritten Amount	Completed Underwriting	Over/Under	Funded Initially	Funded in Rural Collapse	Funded in SW Collapse	Recommended Awards	Funded @ I=Initial/Nonprofit R=Rural Collapse SW=Statewide Collapse	
Region 12 Rural		Available						\$600,000								
19202	Heritage Heights at Big Spring	Adrian Iglesias	Rural				Elderly	\$900,000	\$900,000	150%	\$0	\$900,000		\$900,000	R	
Requested								\$900,000	Recommended (Over)/Under		100.00%	\$0	\$900,000	\$0	\$900,000	
Available								\$922,544								
Region 12 Urban		Available						\$922,544								
19228	Chaparral Apartments	Joseph Weatherly	Urban				General	\$1,198,710	\$1,198,710	130%	\$0		\$1,198,710	\$1,198,710	SW	
19100	Carver Ridge Apartments	Vaughn C. Zimmerman	Urban				General	\$897,000	\$897,000	227%	\$0			\$0		
Requested								\$2,095,710	Recommended (Over)/Under		100.00%	\$0	\$1,198,710	\$1,198,710		
Available								\$600,000								
Region 13 Rural		Available						\$600,000								
19182	Waterpark Palms	R.L. "Bobby" Bowling, I	Rural				General	\$900,000	\$900,000	150%	\$0	\$900,000		\$900,000	R	
19176	Anthony Palms	R.L. "Bobby" Bowling, I	Rural				General	\$900,000	\$900,000	300%	\$0			\$0		
Requested								\$1,800,000	Recommended (Over)/Under		100.00%	\$0	\$900,000	\$0	\$900,000	
Available								\$2,554,791								
Region 13 Urban		Available						\$2,554,791								
19117	Ridgestone Estates	Roy Lopez	Urban				General	\$1,500,000	\$1,500,000	59%	\$1,500,000			\$1,500,000	I	
19344	Patriot Place	Tom Deloye	Urban			x	General	\$1,500,000	\$1,500,000	117%	\$0		\$1,500,000	\$1,500,000	SW	
19340	Nuestra Senora	Tom Deloye	Urban			x	General	\$1,199,367	\$1,199,367	164%	\$0			\$0		
19120	Villas at Augusta	Roy Lopez	Urban				General	\$1,500,000	\$1,500,000	223%	\$0			\$0		
19114	Sunset Vista Seniors	Roy Lopez	Urban				Elderly	\$643,000	\$643,000	248%	\$0			\$0		
19177	Edgemere Palms	R.L. "Bobby" Bowling, I	Urban				General	\$1,163,300	\$1,163,300	294%	\$0			\$0		
Requested								\$7,505,667	Recommended (Over)/Under		41.29%	\$1,500,000	\$1,500,000	\$3,000,000		
								\$126,787,042								

Date	Tab	Row/Cell #	Comments
4/12/2019	Rural collapse sequence: 2, 10, 12, 13 (21.19%) SW sequence 4U, 5U, 12U, 13R, 13U, 4R, 10U, 8R (54k left) (8U next (\$1.5m))		
4/26/2019	Rural collapse sequence: 2, 10, 11, 12 (20.10%), 13 next SW sequence 4U, 5U, 12U, 13R, 13U, 4R, 10U, (884k left) 8R next (975K)		All updates made, rerun
5/3/2019	Rural collapse sequence: 2, 10, 11, 12 (20.10%), 13 next SW sequence 4U, 5U, 12U, 13R, 13U, 4R, 10U, (884k left) 8R next (975K)		reorder at-risk per scores and termination of 19229
5/24/2019	Rural collapse sequence: 2, 11, 12, 13 (20.5%) SW sequence 4U, 5U, 12U, 13U, 4R (351k left) 10U next (925K)		Based on REA haircuts, 19229 out, and board action on 19125 (out) and 19189 (lost points) Also, fixed error in 6 Urban where line 142 was not picked up
6/18	Rural collapse sequence: 11, 12, 13, 4 (20.56%) SW sequence 4U, 5U, 12U, 13U, 10U, 8R (296k left) (8U next, 1.5m)		added \$12,348 returned credits to AR
6/28/2019	Rural collapse sequence: 11, 12, 13, 4 (20.56%) SW sequence 4U, 5U, 12U, 13U, 10U, 8R (569k left) (8U next, 1.5m)		Based on Board Action

7/1/2019

add \$52,994 returned credits to AR

7/16/2019

Final Run: REA haircuts and 19003 moved; 19256, 19288 and 19338 out

Rural collapse sequence:

11, 12, 13, 4, 8 (20.95%)

SW sequence

4U, 5U, 12U, 13U, 10U (1.35m left) (8U next, 1.5m)

Report 5

Underwriting Summaries

19009 Churchill at Golden Triangle Community - Application Summary

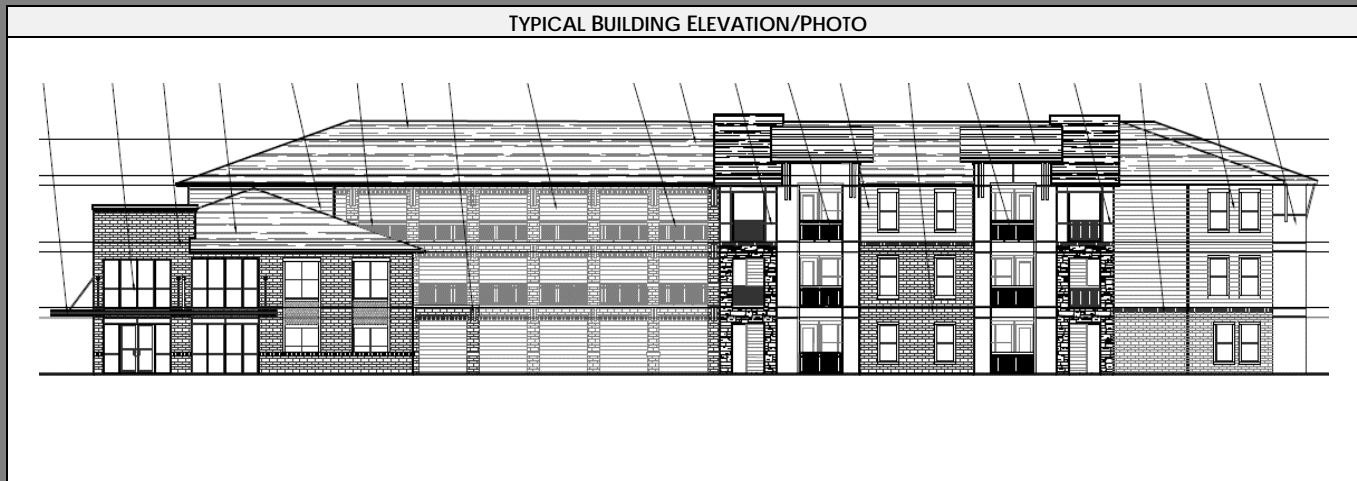
REAL ESTATE ANALYSIS DIVISION

June 24, 2019

PROPERTY IDENTIFICATION	
Application #	19009
Development	Churchill at Golden Triangle Community
City / County	Fort Worth / Tarrant
Region/Area	3 / Urban
Population	General
Set-Aside	General
Activity	New Construction

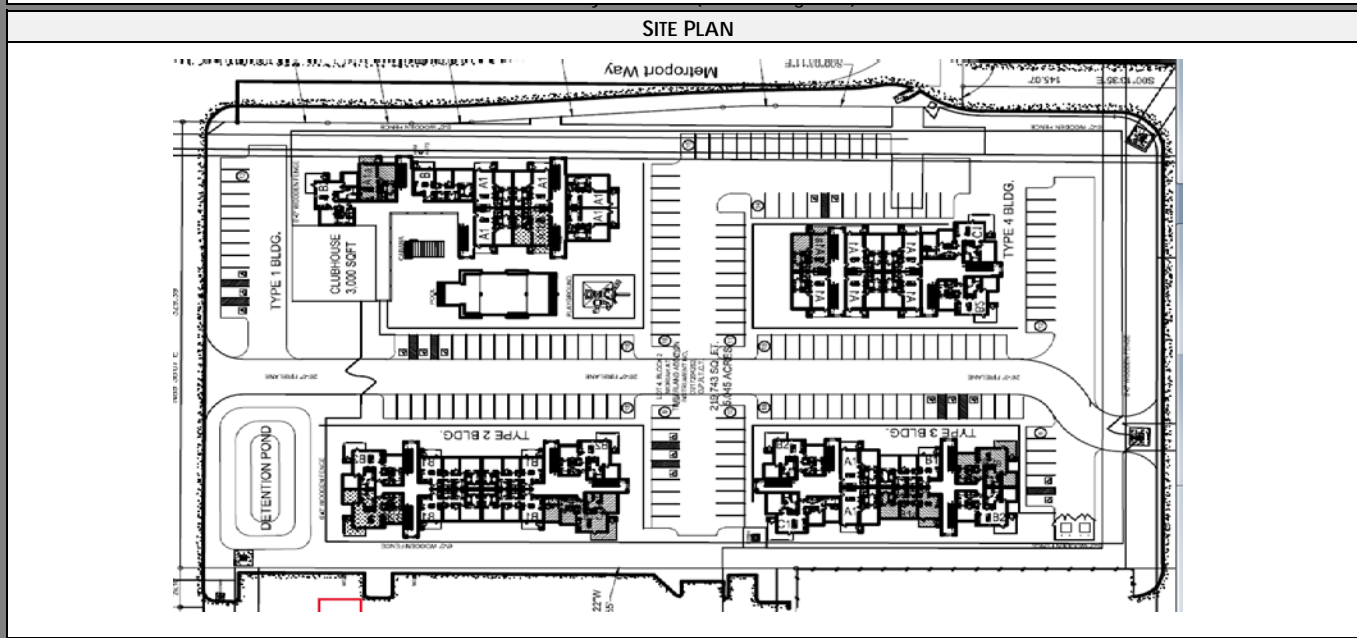
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$15,152/Unit	\$0.94

KEY PRINCIPAL / SPONSOR		
Churchill Senior Residential, LLC Bradley Forslund		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	9%
1	45	45%	40%	-	0%
2	45	45%	50%	36	36%
3	9	9%	60%	44	44%
4	-	0%	MR	10	10%
TOTAL	99	100%	TOTAL	99	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	64.5%
Breakeven Occ.	87.9%	Breakeven Rent	\$761
Average Rent	\$802	B/E Rent Margin	\$40
Property Taxes	\$1,050/unit	Exemption/PILOT	0%
Total Expense	\$5,833/unit	Controllable	\$3,587/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			4.2%
Highest Unit Capture Rate	14%	2 BR/60%	21
Dominant Unit Cap. Rate	14%	2 BR/60%	21
Premiums (↑60% Rents)	#N/A		#N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	816 SF	Density	19.6/acre
Acquisition		\$15K/unit	\$1,455K
Building Cost	\$84.42/SF	\$69K/unit	\$6,823K
Hard Cost		\$93K/unit	\$9,256K
Total Cost		\$184K/unit	\$18,169K
Developer Fee	\$1,898K	(14% Deferred)	Paid Year: 6
Contractor Fee	\$1,206K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Capital One	15/30	6.00%	\$3,800,000	1.16	City of Fort Worth	0/0	0.00%	\$2,500	1.16	National Equity Fund	\$14,098,590
TOTAL DEBT (Must Pay)			\$3,800,000		CASH FLOW DEBT / GRANTS			\$2,500		TOTAL EQUITY SOURCES	\$14,366,184
										TOTAL DEBT SOURCES	\$3,802,500
										TOTAL CAPITALIZATION	\$18,168,684

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - : Documentation that a noise study was completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans to bring the noise level below the HUD threshold level of 65 decibels.

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

RISK PROFILE

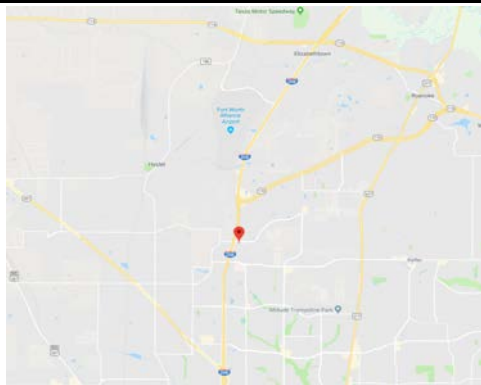
STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Market premiums likely, but not assumed in underwriting

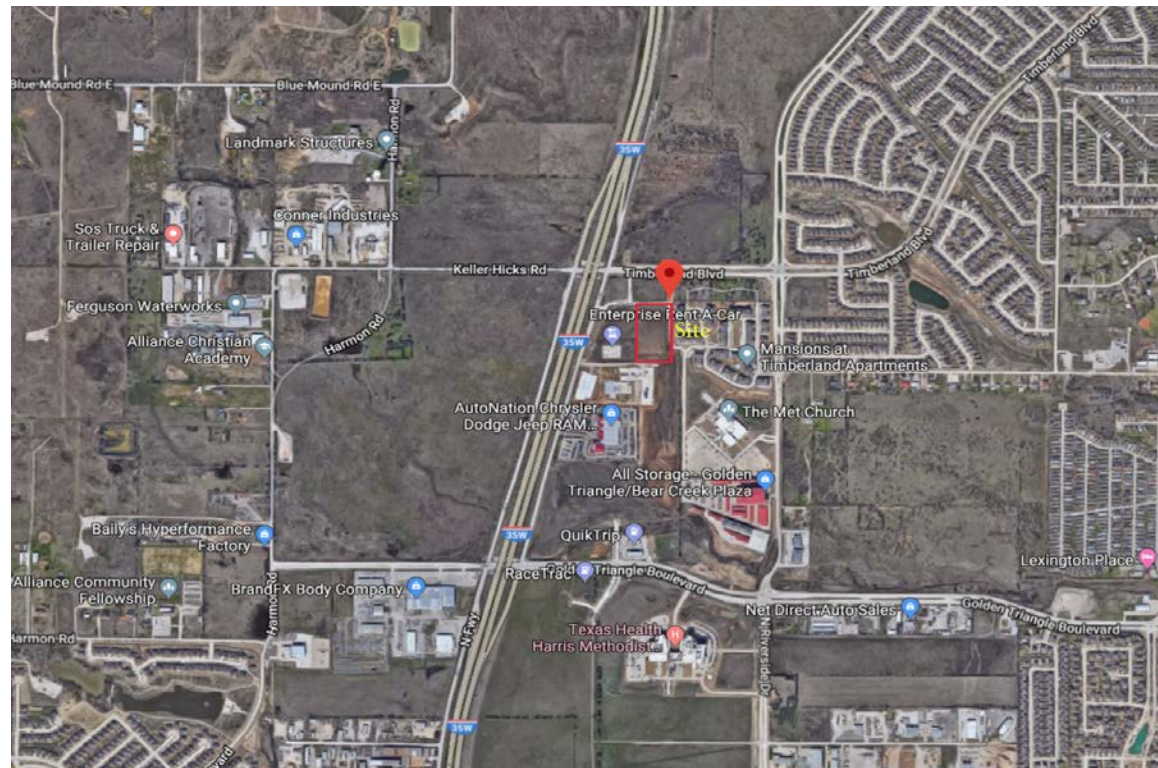
WEAKNESSES/RISKS

- Maximum expense-to-income ratio
- Minimum debt coverage
- Market risk on 10% of units

AREA MAP



AERIAL PHOTOGRAPH(S)



19024 Morning Star Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

April 26, 2019

PROPERTY IDENTIFICATION	
Application #	19024
Development	Morning Star Apartments
City / County	Wharton / Wharton
Region/Area	6 / Rural
Population	Elderly Preference
Set-Aside	At-Risk
Activity	Acquisition/Rehab (Built in 1990)

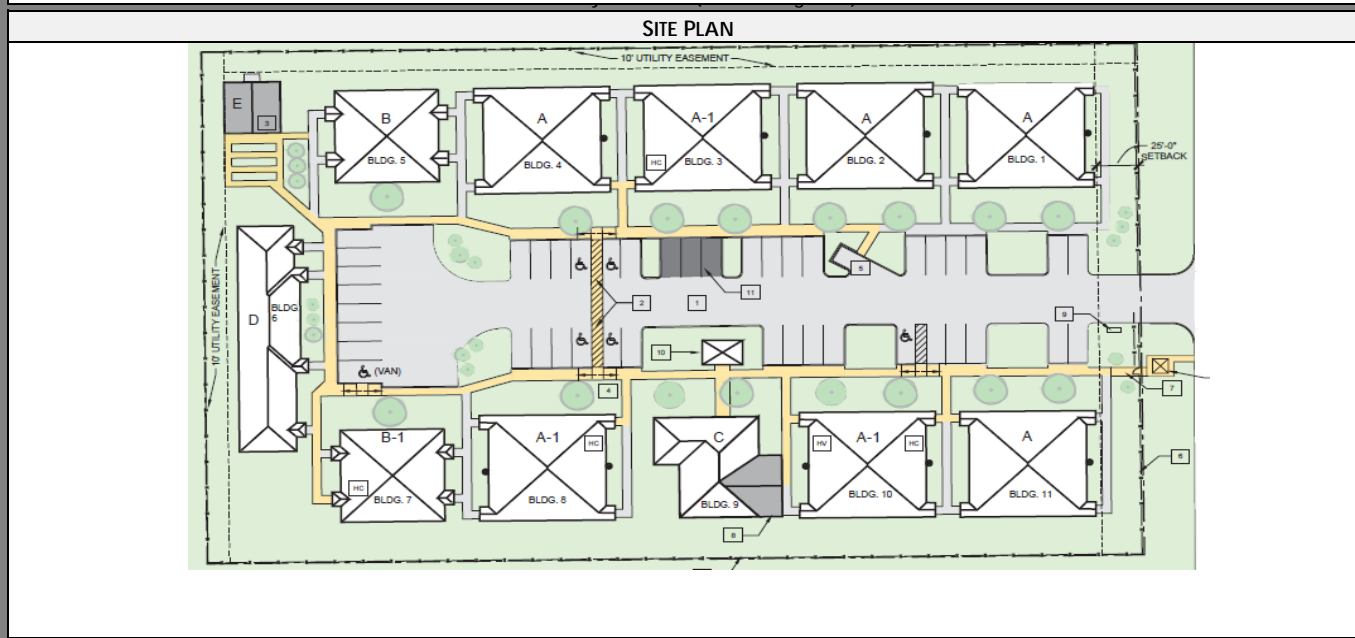
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$409,742	\$409,738	\$10,243/Unit	\$0.85

KEY PRINCIPAL / SPONSOR		
National Church Residences- Developer/Owner/Nonprofit		
Tracey Fine and Eric Walker		
Related Parties	Contractor - TBD	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	9	23%	30%	3	0%
1	30	75%	40%	-	8%
2	1	3%	50%	9	0%
3	-	0%	60%	27	23%
4	-	0%	EO	1	68%
TOTAL	40	100%	TOTAL	40	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	60.4%
Breakeven Occ.	88.8%	Breakeven Rent	\$610
Average Rent	\$653	B/E Rent Margin	\$43
Property Taxes	\$350/unit	Exemption/PILOT	0%
Total Expense	\$4,518/unit	Controllable	\$3,177/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		1.7%	
Highest Unit Capture Rate	4%	0 BR/30%	2
Dominant Unit Cap. Rate	3%	1 BR/50%	29
Premiums (↑60% Rents)			
Rent Assisted Units	39	98% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	523 SF	Density	16.7/acre
Acquisition		\$47K/unit	\$1,870K
Building Cost	\$73.59/SF	\$39K/unit	\$1,541K
Hard Cost		\$50K/unit	\$2,005K
Total Cost		\$142K/unit	\$5,663K
Developer Fee	\$584K	(7% Deferred)	Paid Year: 3
Contractor Fee	\$281K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$7K	14%	Finishes/Fixtures \$20K 39%
Building Shell	\$6K	12%	Amenities \$7K 14%
HVAC	\$3K	6%	Total Exterior \$20K 44%
Appliances	\$3K	5%	Total Interior \$26K 56%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
ORIX - Assumed FHA 223(f) Loan	31/31	3.19%	\$1,775,577	1.20	City of Wharton Fee Waiver			\$250		NAHT	\$3,482,423
NCR Seller Note (no cash out)	31/31	3.64%	\$108,747	1.20	Acquired reserves @ 12.31.18			\$254,164		National Church Residences	\$42,271
										Additional (Excess) Funds Req'd	\$0
TOTAL DEBT (Must Pay)			\$1,884,324		CASH FLOW DEBT / GRANTS			\$254,414		TOTAL EQUITY SOURCES	\$3,524,694
										TOTAL DEBT SOURCES	\$2,138,738
										TOTAL CAPITALIZATION	\$5,663,432

CONDITIONS

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

AERIAL PHOTOGRAPH(s)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- 100% HAP Contract
- Experienced Developer
- Strong feasibility indicators

WEAKNESSES/RISKS

- Feasibility dependent on rental assistance

AREA MAP



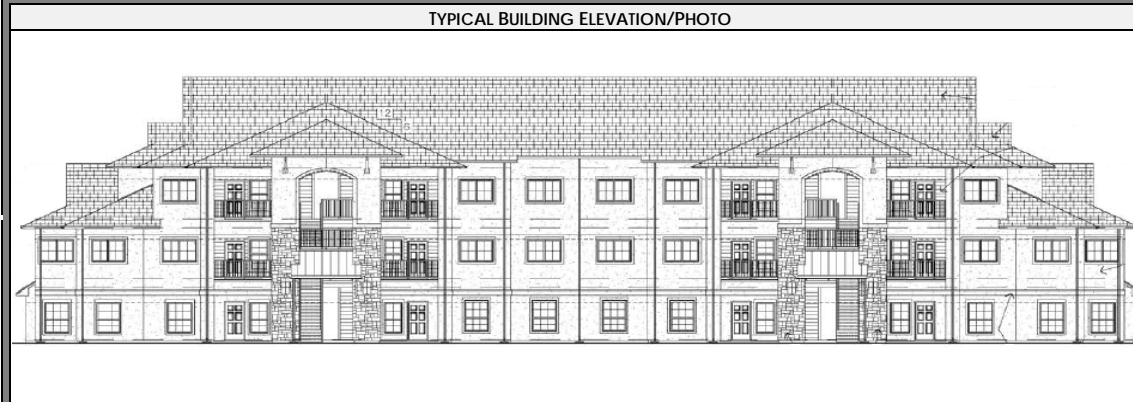
19051 Casa de Manana - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 11, 2019

PROPERTY IDENTIFICATION	
Application #	19051
Development	Casa de Manana
City / County	Corpus Christi / Nueces
Region/Area	10 / Urban
Population	General
Set-Aside	At-Risk
Activity	Reconstruction (Built in 1973)

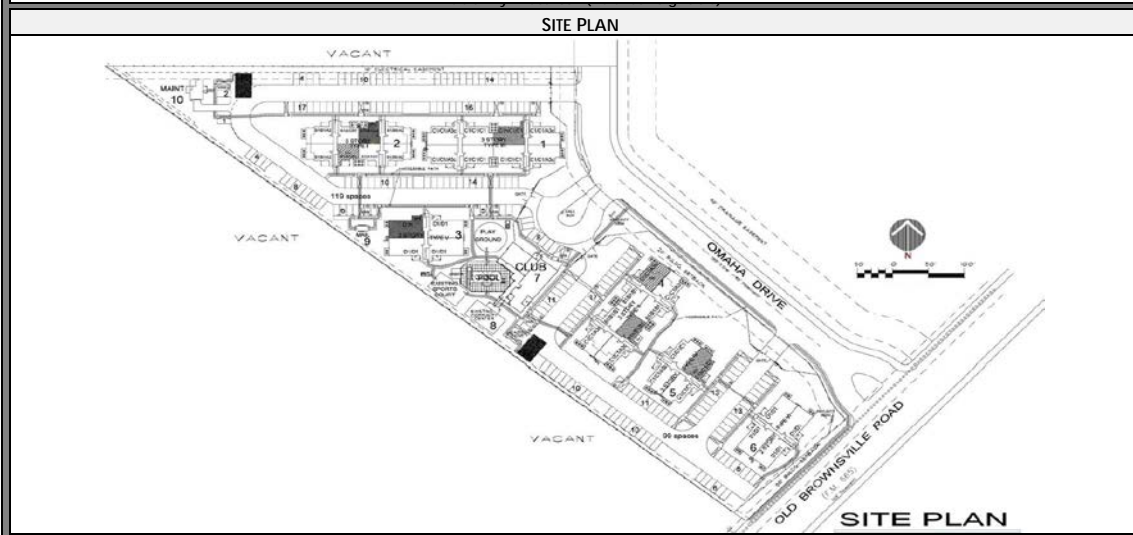
RECOMMENDATION						
TDHCA Program	Request	Recommended				
		Amount	Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,600,000	\$1,600,000	\$16,162/Unit	\$0.92		
MF Direct Loan Const. to Perm. (Repayable)	\$2,500,000	2.50%	30	16	2	

KEY PRINCIPAL / SPONSOR		
Lamont C. Taylor (Chair for TG 303, Inc.) & Board Member of Prospera Housing and Community Svcs.		
John Valls (Vice Chair for TG 303, Inc.)		
Gilbert M. Piette (Exec Director for TG 303, Inc.)		
Related Parties	Contractor - No	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	11%
1	25	25%	40%	-	0%
2	20	20%	50%	20	20%
3	39	39%	60%	68	69%
4	15	15%	MR	-	0%
TOTAL	99	100%	TOTAL	99	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.26	Expense Ratio	57.3%
Breakeven Occ.	86.6%	Breakeven Rent	\$838
Average Rent	\$920	B/E Rent Margin	\$82
Property Taxes	\$556/unit	Exemption/PILOT	50%
Total Expense	\$6,096/unit	Controllable	\$3,664/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	2.0%		
Highest Unit Capture Rate	6%	3 BR/50%	35
Dominant Unit Cap. Rate	6%	3 BR/50%	35
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	99	100% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten	Applicant's Costs		
Avg. Unit Size	1,062 SF	Density	15.2/acre
Acquisition		\$11K/unit	\$1,075K
Building Cost	\$81.70/SF	\$87K/unit	\$8,590K
Hard Cost		\$124K/unit	\$12,310K
Total Cost		\$220K/unit	\$21,802K
Developer Fee	\$2,440K	(39% Deferred)	Paid Year: 10
Contractor Fee	\$1,709K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Wells Fargo	16/35	6.50%	\$3,150,000	1.97	Galaxy Builders-Donated Material	0/0	0.00%	\$125,000	1.26	Wells Fargo	\$14,718,528	
TDHCA	16/30	2.50%	\$2,500,000	1.30	City of Corpus Christi	0/0	0.00%	\$500	1.26	Deferred Developer Fee	\$957,939	
Corpus Christi HOME	40/40	1.00%	\$350,000	1.26						TOTAL EQUITY SOURCES	\$15,676,467	
										TOTAL DEBT SOURCES	\$6,125,500	
TOTAL DEBT (Must Pay)			\$6,000,000		CASH FLOW DEBT / GRANTS			\$125,500		TOTAL CAPITALIZATION		\$21,801,967

CONDITIONS	
1	<p>Receipt and acceptance before Direct Loan Closing</p> <ul style="list-style-type: none"> a: Substantially final construction contract with Schedule of Values. b: Updated term sheets with substantially final terms from all lenders c: Substantially final draft of limited partnership agreement. d: Senior loan documents and partnership documents must contain provisions that any stabilization resizing on senior debt includes the debt service on the TDHCA MDL at a 1.15 DCR. e: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements. f: Updated application exhibits (Rent Schedule, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources)
2	<p>Receipt and acceptance by Commitment:</p> <ul style="list-style-type: none"> a: Firm commitment for \$350,000 loan from the City of Corpus Christi's HOME Investment Partnership Program clearly stating all terms and conditions.
3	<p>Receipt and acceptance by Carryover:</p> <ul style="list-style-type: none"> a: An FHA and an ADA accessibility specialist shall review and certify compliance of the existing clubhouse with the Department's rules as reflected in 10 TAC Chapter 1 Subchapter B, including but not limited to compliance with the Fair Housing Act Construction Standards as reflected in the Fair Housing Act Design Manual, and the 2010 ADA Standards, with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities," 79 FR 29671.
4	<p>Receipt and acceptance by 10% test:</p> <ul style="list-style-type: none"> a: Engineer certification that Storm Water Management Plan (Drainage Study) was completed, and certification of any additional cost resulting from requirements of the Study.
5	<p>Receipt and acceptance by Cost Certification:</p> <ul style="list-style-type: none"> a: Certification from Appraisal District that the property qualifies for property tax exemption. b: Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.
6	<p>Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:</p> <ul style="list-style-type: none"> a: Certification that testing for asbestos was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
<p>Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.</p>	

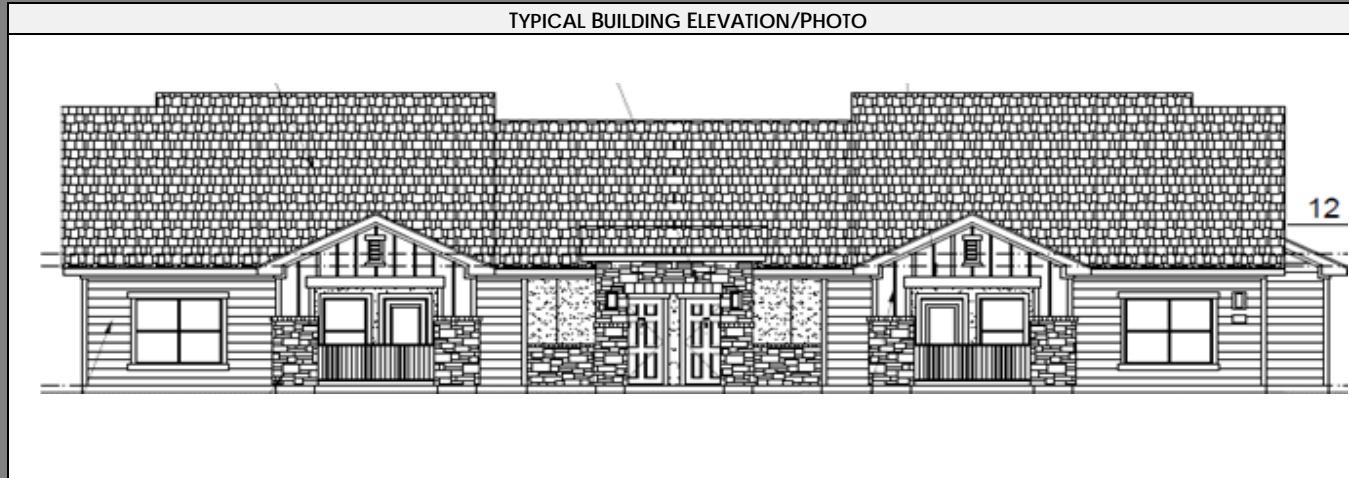
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
•	CHDO tax exemption
•	Strong feasibility indicators (expense ratio, debt coverage, break-even margin)
•	Applicant certified Ready to Proceed
•	Developer experience - completing similar project in Corpus Christi
WEAKNESSES/RISKS	
•	Feasibility relies on tax exemption
•	Potential cost increase resulting from Storm Water Management Plan
AREA MAP	
	



19052 SilverLeaf at Tool - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19052	TDHCA Program	Request	Recommended	
Development	SilverLeaf at Tool	LIHTC (9% Credit)	\$990,214	\$990,214	\$13,753/Unit
City / County	Tool / Henderson				\$0.86
Region/Area	4 / Rural				
Population	Elderly Limitation				
Set-Aside	General				
Activity	New Construction				

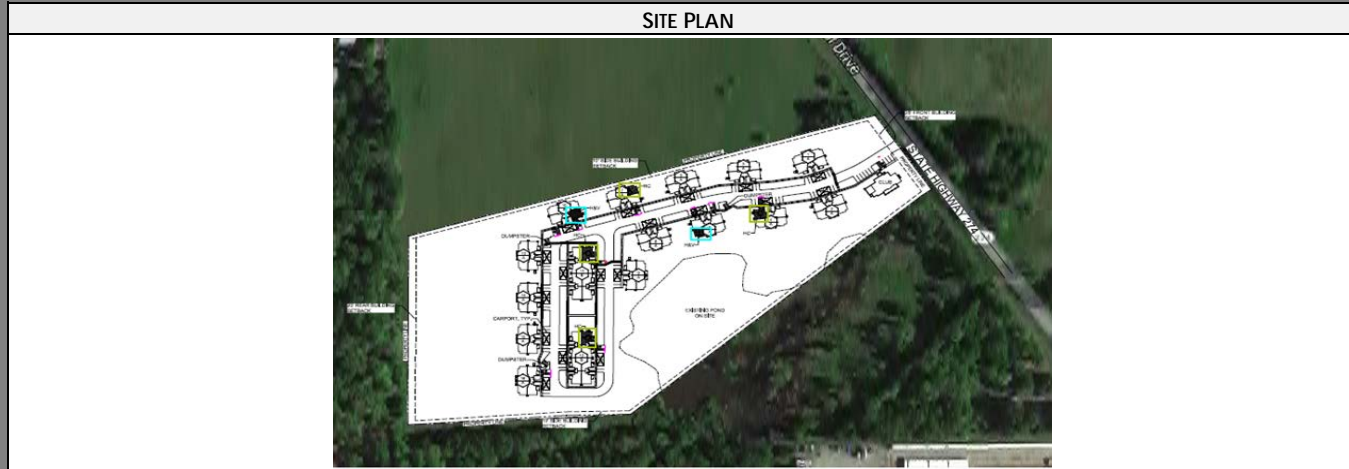
KEY PRINCIPAL / SPONSOR		
StoneLeaf Development Partners Mike Sugrue		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	7%
1	44	61%	40%	-	0%
2	28	39%	50%	13	18%
3	-	0%	60%	47	65%
4	-	0%	MR	7	10%
TOTAL	72	100%	TOTAL	72	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	Expense Ratio	61.8%
Breakeven Occ.	87.0%	Breakeven Rent	\$553
Average Rent	\$588	B/E Rent Margin	\$36
Property Taxes	\$431/unit	Exemption/PILOT	0%
Total Expense	\$4,104/unit	Controllable	\$2,704/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.8%
Highest Unit Capture Rate	5% 1 BR/60% 30
Dominant Unit Cap. Rate	5% 1 BR/60% 30
Premiums (↑60% Rents)	Yes \$103/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	847 SF	Density	4.5/acre
Acquisition	\$02K/unit		\$130K
Building Cost	\$76.42/SF	\$65K/unit	\$4,661K
Hard Cost		\$90K/unit	\$6,486K
Total Cost		\$150K/unit	\$10,818K
Developer Fee	\$1,325K	(12% Deferred)	Paid Year: 6
Contractor Fee	\$908K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
BOK Financial	17/30	6.00%	\$2,144,280	1.18	City of Tool	0/0	0.00%	\$250	1.18	RBC Capital	\$8,514,988	
										StoneLeaf Development Partners, LLC	\$158,570	
TOTAL DEBT (Must Pay)			\$2,144,280		CASH FLOW DEBT / GRANTS				\$250		TOTAL EQUITY SOURCES	\$8,673,558
										TOTAL DEBT SOURCES	\$2,144,530	
										TOTAL CAPITALIZATION	\$10,818,088	

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - a Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
 - 2 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(s)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Developer experience
- No affordable elderly deals in immediate area
- capture rate
- Low density and green space

WEAKNESSES/RISKS

- 62% expense ratio

AREA MAP

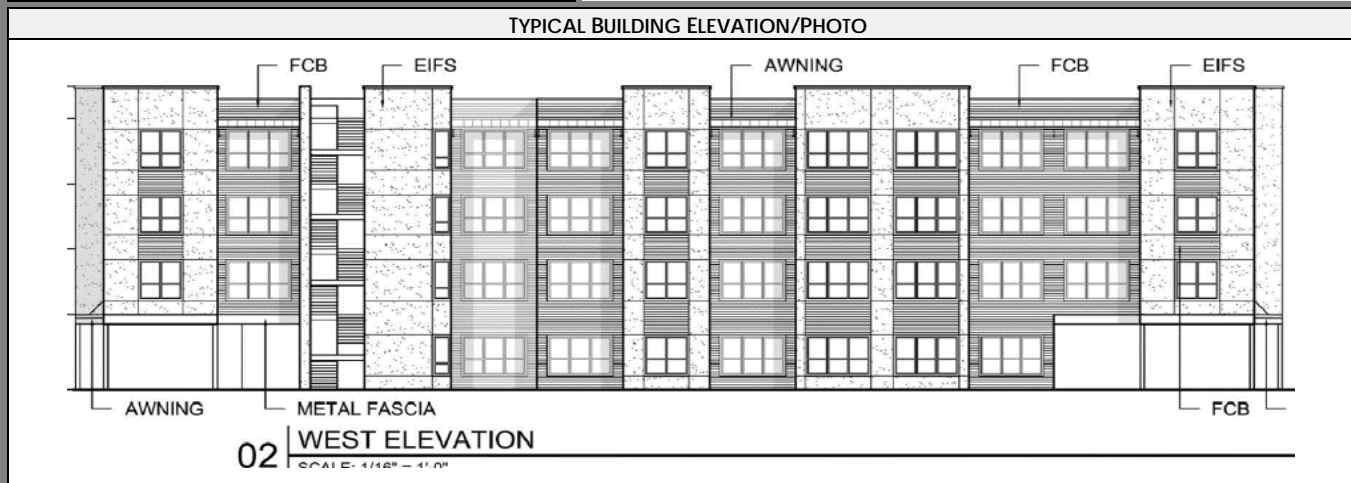


19053 Foundation Village - Application Summary

PROPERTY IDENTIFICATION	
Application #	19053
Development	Foundation Village
City / County	Austin / Travis
Region/Area	7 / Urban
Population	Supportive Housing
Set-Aside	Non-Profit
Activity	New Construction

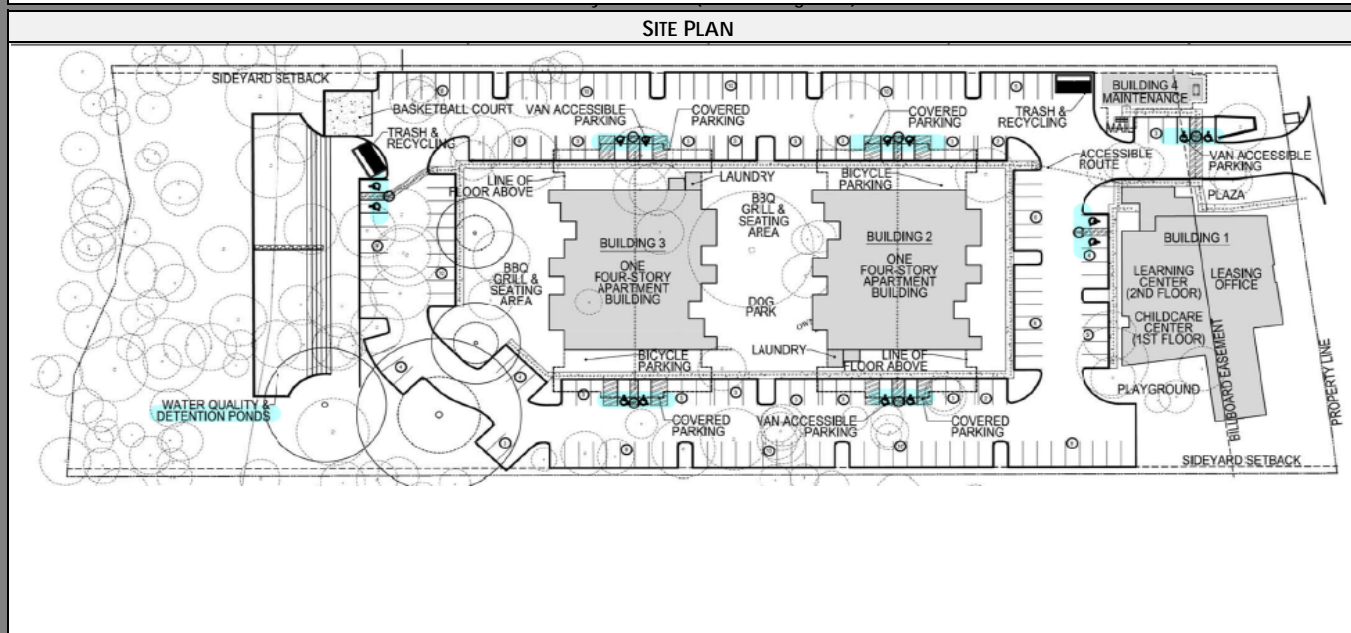
RECOMMENDATION						
TDHCA Program	Request	Recommended				
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$17,045/Unit	\$0.96		
		Amount	Rate	Amort	Term	Lien
MF Direct Loan Const. to Perm. (Repayable)	\$2,000,000	0.00%	0	35	1	

KEY PRINCIPAL / SPONSOR		
Foundation Communities-Walter Moreau		
Related Parties	Contractor - TBD	Seller - NO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	18	20%
1	16	18%	40%	26	30%
2	48	55%	50%	44	50%
3	24	27%	60%	-	0%
4	-	0%	MR	-	0%
TOTAL	88	100%	TOTAL	88	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	0.00	Expense Ratio	77.7%
Breakeven Occ.	71.9%	Breakeven Rent	\$591
Average Rent	\$765	B/E Rent Margin	\$174
Property Taxes	\$230/unit	Exemption/PILOT	50%
Total Expense	\$6,728/unit	Controllable	\$5,188/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		0.7%	
Highest Unit Capture Rate	3%	2 BR/40%	14
Dominant Unit Cap. Rate	2%	2 BR/50%	24
Premiums (↑60% Rents)	# DIV/0!	# DIV/0!	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,034 SF	Density	17.9/acre
Acquisition		\$28K/unit	\$2,501K
Building Cost	\$125.65/SF	\$130K/unit	\$11,435K
Hard Cost		\$158K/unit	\$13,929K
Total Cost		\$264K/unit	\$23,193K
Developer Fee	\$2,083K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$1,938K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
TDHCA MDL -Deferred Repayable	35	0.00%	\$2,000,000	0.00	Austin Housing Finance Corp.	40/0	0.00%	\$5,500,000	0.00	Bank of America	\$14,398,560
					City of Austin Fee Waivers	0/0	0.00%	\$148,992	0.00	Foundation Communities, Inc.	\$1,045,042
					City of Austin Fee Waivers	0/0	0.00%	\$100,000	0.00	0	\$0
TOTAL DEBT (Must Pay)			\$2,000,000		CASH FLOW DEBT / GRANTS			\$5,748,992		TOTAL EQUITY SOURCES	\$15,443,602
										TOTAL DEBT SOURCES	\$7,748,992
										TOTAL CAPITALIZATION	\$23,192,594

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Guaranty Agreement to the Department that satisfies Department requirements.
 - e: Certification from the Architect that all recommendations from the noise study are incorporated into the development plans.
- 2 Receipt and acceptance by Commitment:
 - a: Firm commitment for \$5.5M loan from AHFC clearly stating all terms and conditions.
 - b: Any outstanding URA documentation.
- 3 Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - b: Certification that septic tank remediation was performed by a qualified company.

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

AERIAL PHOTOGRAPH(s)



RISK PROFILE

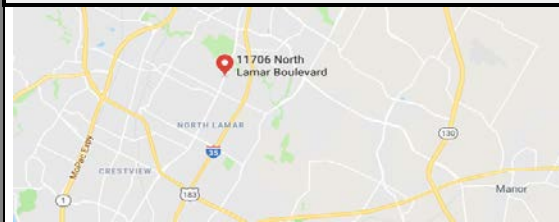
STRENGTHS/MITIGATING FACTORS

- Sponsor's experience with developing and operating Supportive Housing
- Sponsor's history of fundraising
- Public transport
- Wrap around supportive services

WEAKNESSES/RISKS

- Dependent on sponsor's financial capacity and fund raising

AREA MAP



19058 Country Terrace Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 17, 2019

PROPERTY IDENTIFICATION	
Application #	19058
Development	Country Terrace Apartments
City / County	Highlands / Harris
Region/Area	6 / Rural
Population	General
Set-Aside	USDA
Activity	Acquisition/Rehab 1980/1995

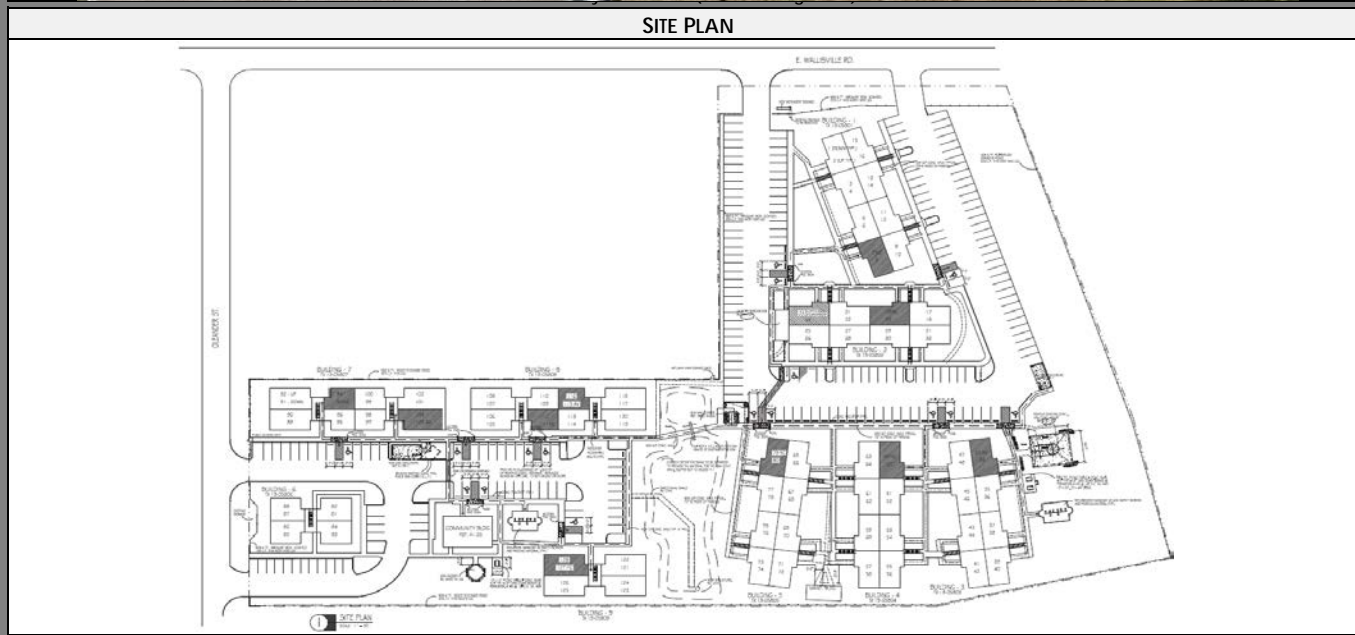
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,195,000	\$1,195,000	\$9,409/Unit	\$0.87

KEY PRINCIPAL / SPONSOR		
James E. Washburn & Charles Craig Washburn of LCJ Companies		
Related Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	8%
1	24	19%	40%	-	0%
2	87	69%	50%	26	20%
3	16	13%	60%	90	71%
4	-	0%	EO	1	1%
TOTAL	127	100%	TOTAL	127	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.25	Expense Ratio	✗ 70.8%
Breakeven Occ.	✓ 87.0%	Breakeven Rent	\$551
Average Rent	\$586	B/E Rent Margin	⚠ \$35
Property Taxes	\$370/unit	Exemption/PILOT	0%
Total Expense	\$4,675/unit	Controllable	\$2,560/unit



MARKET FEASIBILITY INDICATORS		
Gross Capture Rate (30% Maximum)		
Highest Unit Capture Rate		
Dominant Unit Cap. Rate		
Premiums (↑60% Rents)		
Rent Assisted Units	54	43% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	767 SF	Density	16.8/acre
Acquisition		\$34K/unit	\$4,298K
Building Cost	\$46.55/SF	\$36K/unit	\$4,535K
Hard Cost		\$51K/unit	\$6,487K
Total Cost		\$120K/unit	\$15,243K
Developer Fee	\$1,226K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$908K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$8K	17%	Finishes/Fixtures \$10K 20%
Building Shell	\$21K	40%	Amenities \$2K 4%
HVAC	\$4K	7%	Total Exterior \$31K 67%
Appliances	\$2K	3%	Total Interior \$15K 33%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BOKF, N.A. - Perm Loan	17/30	6.50%	\$1,624,648	1.99	Transferred Existing Reserves	0/0	0.00%	\$388,093	1.25	RJTCF	\$10,395,460
USDA - Assumed 515 Loans (11/1/1)	30/50	1.00%	\$2,834,517	1.25						TOTAL EQUITY SOURCES	\$10,395,460
										TOTAL DEBT SOURCES	\$4,847,259
TOTAL DEBT (Must Pay)			\$4,459,165		CASH FLOW DEBT / GRANTS			\$388,093		TOTAL CAPITALIZATION	\$15,242,719

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approval of 10 additional Rental Assistance units
 - ii: Approved Rents
 - iii: Rates and terms of the proposed loan transfer
 - iv: USDA reserve requirements
 - b: Settlement Statement that documents actual transfer price
 - c: Loan Agreement that documents assumed debt balance
 - d: Substantially final draft of limited partnership agreement.
 - e: Substantially final construction contract with Schedule of Values.
 - f: Most current annual operating statement
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

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

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Improved efficiency from combined operation of two phases
▫	Existing USDA Rental Assistance
▫	Developer experienced with HTC properties in TX
WEAKNESSES/RISKS	
▫	Located in 100-year floodplain
▫	High Expense Ratio
AREA MAP	



19064 4242 Jackson Apartments - Application Summary

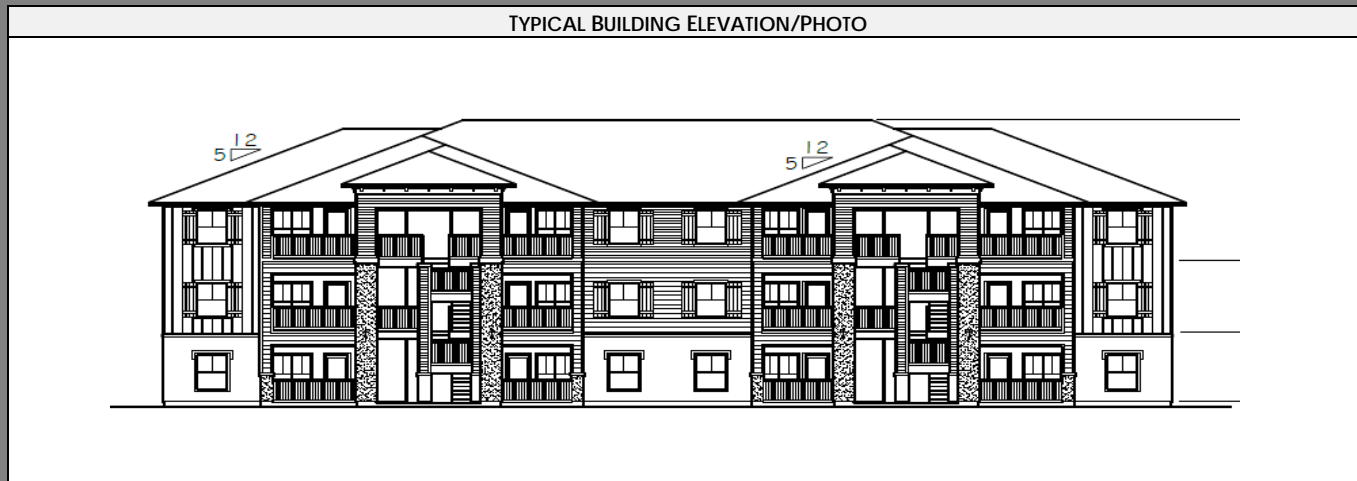
REAL ESTATE ANALYSIS DIVISION

June 17, 2019

PROPERTY IDENTIFICATION	
Application #	19064
Development	4242 Jackson Apartments
City / County	McAllen / Hidalgo
Region/Area	11 / Urban
Population	General
Set-Aside	Non-Profit
Activity	New Construction

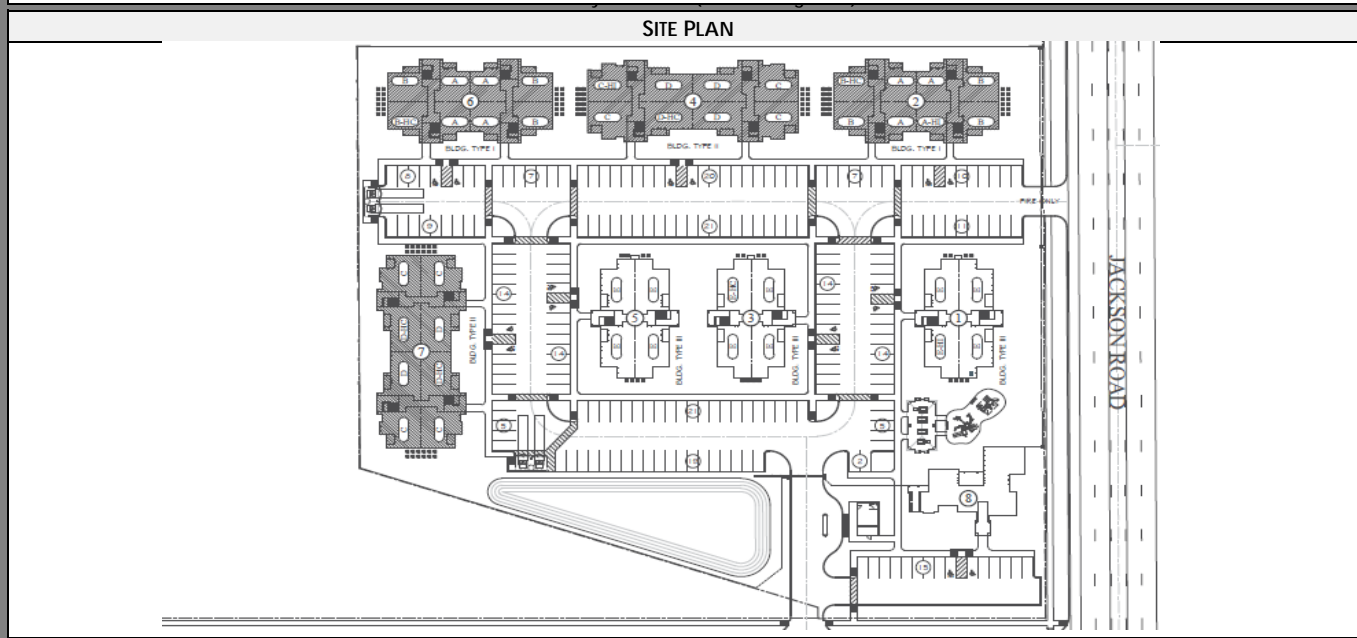
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$12,500/Unit	\$0.88

KEY PRINCIPAL / SPONSOR		
Doak Brown-Brownstone Affordable Housing-Devlpr McAllen HFC-Co-Devlper, 100% Managing Member Kathryn Sarr-Leslie Holleman & Associates-Consultant		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	8%
1	48	40%	40%	-	0%
2	48	40%	50%	20	17%
3	24	20%	60%	66	55%
4	-	0%	MR	24	20%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.19	Expense Ratio	51.6%
Breakeven Occ.	85.2%	Breakeven Rent	\$592
Average Rent	\$643	B/E Rent Margin	\$51
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$3,740/unit	Controllable	\$2,700/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	2.9%		
Highest Unit Capture Rate	13%	1 BR/60%	25
Dominant Unit Cap. Rate	12%	2 BR/60%	27
Premiums (↑60% Rents)	Yes		\$222/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	935 SF	Density	20.0/acre
Acquisition		\$14K/unit	\$1,672K
Building Cost	\$77.57/SF	\$73K/unit	\$8,700K
Hard Cost		\$95K/unit	\$11,401K
Total Cost		\$160K/unit	\$19,254K
Developer Fee	\$2,167K	(39% Deferred)	Paid Year: 10
Contractor Fee	\$1,585K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
JPMorgan Chase Bank	18/35	6.00%	\$4,800,000	1.28	City of McAllen	0/0	0.00%	\$500	1.19	Hudson Housing Capital	\$13,198,680
McAllen Housing Facility Corp	18/35	5.00%	\$400,000	1.19						Brownstone Affordable / MHFC	855153.97
TOTAL DEBT (Must Pay)			\$5,200,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,053,834
										TOTAL DEBT SOURCES	\$5,200,500
										TOTAL CAPITALIZATION	\$19,254,334

CONDITIONS

- Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - Receipt and acceptance by Cost Certification:
 - Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

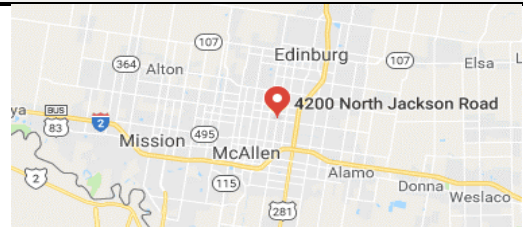
STRENGTHS/MITIGATING FACTORS

- Developer experience
- Tax Exemption

WEAKNESSES/RISKS

- Market rents for feasibility

AREA MAP



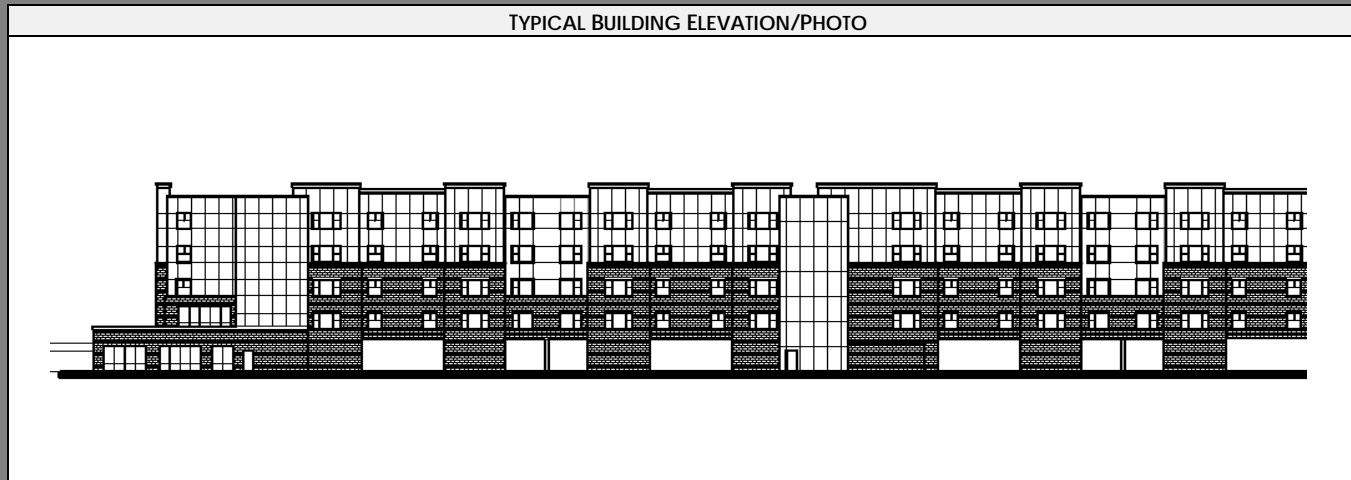
19070 South Rice Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 19, 2019

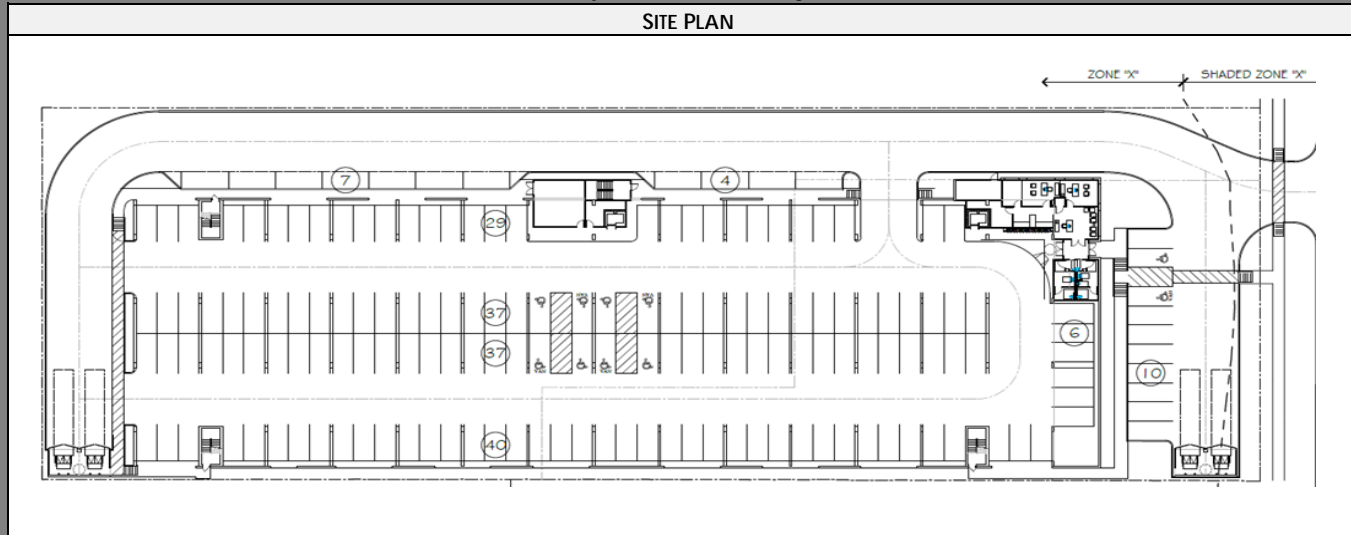
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	19070	TDHCA Program	Request	Recommended		
Development	South Rice Apartments			LIHTC (9% Credit)	\$1,500,000	\$1,500,000
City / County	Houston / Harris					
Region/Area	6 / Urban					
Population	General					
Set-Aside	General					
Activity	New Construction					

KEY PRINCIPAL / SPONSOR		
Doak Brown-Brownstone Residential		
Evon Harris-Co developer-Harris284 Team/Holleman Associates		
Kathryn Saar-Holleman Associates-Consultant		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	8%
1	68	59%	40%	-	0%
2	32	28%	50%	35	30%
3	15	13%	60%	42	37%
4	-	0%	MR	29	25%
TOTAL	115	100%	TOTAL	115	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.35	Expense Ratio	✓ 58.3%
Breakeven Occ.	✓ 82.5%	Breakeven Rent	\$795
Average Rent	\$892	B/E Rent Margin	✓ \$97
Property Taxes	\$1,096/unit	Exemption/PILOT	0%
Total Expense	\$5,840/unit	Controllable	\$3,524/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		✓ 0.5%	
Highest Unit Capture Rate	✓ 2%	1 BR/50%	23
Dominant Unit Cap. Rate	✓ 2%	1 BR/60%	24
Premiums (↑60% Rents)	Yes	✗	\$452/Avg.
Rent Assisted Units	62	54% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	931 SF	Density	55.1/acre
Acquisition		\$49K/unit	\$5,661K
Building Cost	\$130.91/SF	\$122K/unit	\$14,016K
Hard Cost		\$145K/unit	\$16,716K
Total Cost		\$264K/unit	\$30,303K
Developer Fee	\$2,289K	(31% Deferred)	Paid Year: 6
Contractor Fee	\$2,340K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Regions Bank	15/35	6.00%	\$5,200,000	1.35	Houston CDBG-DR	38/0	1.00%	\$10,000,000	1.35	Regions Bank	\$14,398,560
										Brownstone / Harris284 Team	\$704,163
										Additional (Excess) Funds Req'd	(\$0)
TOTAL DEBT (Must Pay)			\$5,200,000		CASH FLOW DEBT / GRANTS			\$10,000,000		TOTAL EQUITY SOURCES	\$15,102,723
										TOTAL DEBT SOURCES	\$15,200,000
										TOTAL CAPITALIZATION	\$30,302,723

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Revised term sheet from the City of Houston addressed to the City Borrower, as discussed below, for the \$10M of CDBG-DR funds with all terms and conditions.
 - b: Term sheet for the Project Loan from the City Borrower to the LHTC partnership, as discussed below, for the \$10M of CDBG-DR funds with all terms and conditions.
 - c: City of Houston's completed cost allocation worksheet indicating eligible expenses to be funded with CDBG-DR proceeds.
- 2 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - b: Results of Phase II ESA and documentation of any additional cost required for any recommended remediation.
- 3 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that testing for asbestos was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - c: Certification that subsurface environmental investigation was performed as specified in the ESA, and that any recommended mitigation measures were fully implemented.
 - d: CPA prepared schedule allocating the CDBG-DR funds to costs that are tax credit basis eligible and non-tax credit basis eligible. If any CDBG-DR funds are used for tax credit basis eligible costs, indicate how those funds are being treated with respect to eligible basis. If any funds are being treated as bona fide debt and not deducted from eligible basis, provide an attorney opinion confirming that the debt is determined to be bona fide debt with a reasonable expectation that it will be repaid in full.

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

BOND RESERVATION / ISSUER	AERIAL PHOTOGRAPH(s)
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
<ul style="list-style-type: none"> ▫ Developer experience ▫ Location ▫ Feasibility indicators 	
WEAKNESSES/RISKS	
<ul style="list-style-type: none"> ▫ Environmental concerns ▫ Possible off site costs 	
AREA MAP	

19074 900 Winston - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 10, 2019

PROPERTY IDENTIFICATION	
Application #	19074
Development	900 Winston
City / County	Houston / Harris
Region/Area	6 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction 1970 & 1972

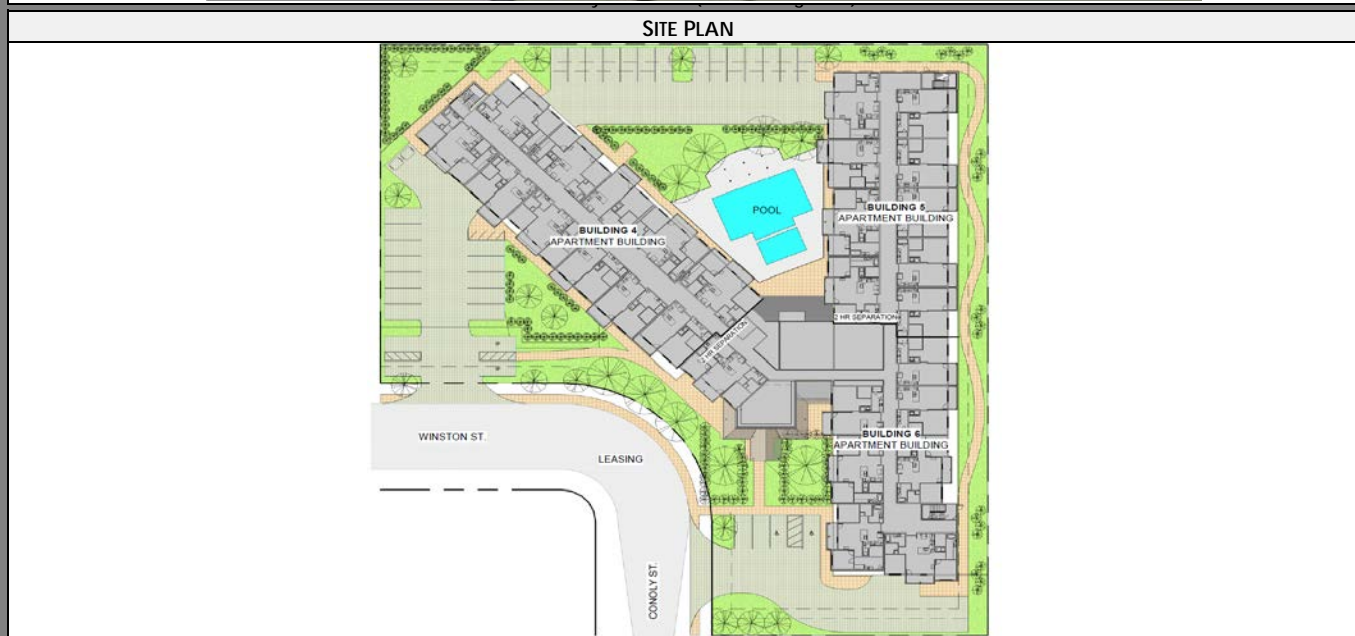
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$13,158/Unit \$0.93

KEY PRINCIPAL / SPONSOR		
Amay Inamdar & Nikul Inamdar Megellan Housing TX, LLC and Jeannette & Joseph Chapman Royal American Development, Inc.		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	10%
1	59	52%	40%	-	0%
2	55	48%	50%	41	36%
3	-	0%	60%	50	44%
4	-	0%	MR	12	11%
TOTAL	114	100%	TOTAL	114	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.21	Expense Ratio	64.9%
Breakeven Occ.	86.8%	Breakeven Rent	\$709
Average Rent	\$757	B/E Rent Margin	\$48
Property Taxes	\$713/unit	Exemption/PILOT	0%
Total Expense	\$5,629/unit	Controllable	\$3,400/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.7%
Highest Unit Capture Rate	4%	2 BR/60%	25
Dominant Unit Cap. Rate	3%	1 BR/60%	25
Premiums (↑60% Rents)	Yes		\$77/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	848 SF	Density	60.9/acre
Acquisition		\$37K/unit	\$4,264K
Building Cost	\$119.90/SF	\$102K/unit	\$11,597K
Hard Cost		\$126K/unit	\$14,324K
Total Cost		\$229K/unit	\$26,064K
Developer Fee	\$2,675K	(6% Deferred)	Paid Year: 3
Contractor Fee	\$2,005K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citibank / Freddie Mac	15/30	6.00%	\$2,700,000	1.79	CDBG/DR-Eligible Costs	20/0	1.00%	\$8,033,728	1.27	Hudson Housing Capital, LLC	\$13,948,605
					CDBG/DR-Ineligible Costs	20/0	1.00%	\$1,216,272	1.21	Winston Enclave Developer, LLC	\$165,355
					City of Houston	0/0	0.00%	\$500	1.21		
TOTAL DEBT (Must Pay)			\$2,700,000		CASH FLOW DEBT / GRANTS			\$9,250,500		TOTAL EQUITY SOURCES	\$14,113,960
										TOTAL DEBT SOURCES	\$11,950,500
										TOTAL CAPITALIZATION	\$26,064,460

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Revised term sheet from the City of Houston addressed to the City Borrower, as discussed below, for the \$9.25M of CDBG-DR funds with all terms and conditions.
 - b: Term sheet for the Project Loan from the City Borrower to the LIHTC partnership, as discussed below, for the \$9.25M of CDBG-DR funds with all terms and conditions.
 - c: City of Houston's completed cost allocation worksheet indicating eligible expenses to be funded with CDBG-DR proceeds.
- 2 Receipt and acceptance by Cost Certification:
 - a: CPA prepared schedule allocating the CDBG-DR funds to costs that are tax credit basis eligible and non-tax credit basis eligible. If any CDBG-DR funds are used for tax credit basis eligible costs, indicate how those funds are being treated with respect to eligible basis. If any funds are being treated as bona fide debt and not deducted from eligible basis, provide an attorney opinion confirming that the debt is determined to be bona fide debt with a reasonable expectation that it will be repaid in full.
- 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Certification that Phase II environmental investigation was performed as specified in the ESA to determine soil / groundwater impact to the subject property from long term repair, manufacturing and machine shop tenants, and that any recommended mitigation measures were fully implemented.
 - b: Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

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

RISK PROFILE

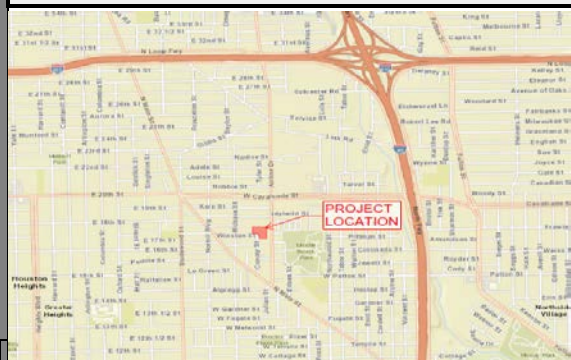
STRENGTHS/MITIGATING FACTORS

- 1st LIHTC project in this & all adjacent census tracts.
- Actual market rents higher than pro forma market rents.
- Highly sought after neighborhood according to market analyst.
- Readiness to Proceed

WEAKNESSES/RISKS

- Class A finishes with podium parking has more of a potential for cost overruns.
- Limited visibility could affect leasing velocity.

AREA MAP



AERIAL PHOTOGRAPH(S)



19076 Belfort Park Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 28, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION				KEY PRINCIPAL / SPONSOR		
Application #	19076	TDHCA Program	Request	Recommended		RJ Pasquesi & Ina Spokas / KCG Companies		
Development	Belfort Park Apartments	LIHTC (9% Credit)	\$809,072	\$778,130	\$12,158/Unit			\$0.91
City / County	Houston / Harris							
Region/Area	6 / Urban							
Population	General							
Set-Aside	At-Risk							
Activity	Acquisition/Rehab (Built in 1955)							

Related Parties	Contractor - Yes	Seller - No
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UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	7	11%
1	26	41%	40%	-	0%
2	38	59%	50%	27	42%
3	-	0%	60%	30	47%
4	-	0%	MR	-	
TOTAL	64	100%	TOTAL	64	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.19	Expense Ratio	58.5%
Breakeven Occ.	86.3%	Breakeven Rent	\$821
Average Rent	\$882	B/E Rent Margin	\$60
Property Taxes	\$1,300/unit	Exemption/PILOT	0%
Total Expense	\$5,842/unit	Controllable	\$3,179/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.4%
Highest Unit Capture Rate	3% 2 BR/50% 34
Dominant Unit Cap. Rate	3% 2 BR/50% 34
Premiums (↑60% Rents)	N/A N/A
Rent Assisted Units	64 100% Total Units

DEVELOPMENT COST SUMMARY

Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	686 SF	Density	41.5/acre
Acquisition	\$94K/unit		\$6,000K
Building Cost	\$51.00/SF	\$35K/unit	\$2,240K
Hard Cost		\$50K/unit	\$3,168K
Total Cost		\$202K/unit	\$12,915K
Developer Fee	\$1,146K	(34% Deferred)	Paid Year: 6
Contractor Fee	\$444K	30% Boost	Yes

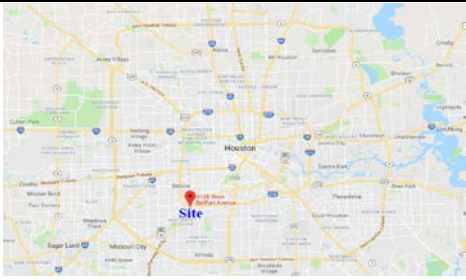
Site Work	\$8K	17%	Finishes/Fixtures	\$9K	19%
Building Shell	\$23K	46%	Amenities	\$2K	3%
HVAC	\$1K	3%	Total Exterior	\$33K	72%
Appliances	\$2K	3%	Total Interior	\$12K	28%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citibank	15/35	5.35%	\$3,150,000	1.33						Alliant Capital, LTD	\$7,080,275
										KCG Development, ILC	\$384,269
TOTAL DEBT (Must Pay)			\$3,150,000		CASH FLOW DEBT / GRANTS			\$2,300,000		TOTAL EQUITY SOURCES	\$7,464,544
										TOTAL DEBT SOURCES	\$5,450,000
										TOTAL CAPITALIZATION	\$12,914,544

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Revised term sheet from the City of Houston addressed to the City Borrower, as discussed below, for the \$2.3M of CDBG-DR funds with all terms and conditions.
 - b: Term sheet for the Project Loan from the City Borrower to the LIHTC partnership, as discussed below, for the \$2.3M of CDBG-DR funds with all terms and conditions.
 - c: City of Houston's completed cost allocation worksheet indicating eligible expenses to be funded with CDBG-DR proceeds.
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Certification of comprehensive testing for lead in the water possibly resulting from the use of lead pipes in the original plumbing, and if necessary, a certification that any recommended abatement procedures were fully implemented.
 - b: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials or lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - c: Certification of comprehensive testing for mold, and that any appropriate abatement procedures were carried out by a qualified abatement company. Also, evidence that a Mold and Moisture Management Plan has been implemented.
- 3 Receipt and acceptance by Cost Certification:
 - CPA prepared schedule allocating the CDBG-DR funds to costs that are tax credit basis eligible and non-tax credit basis eligible. If any CDBG-DR funds are used for tax credit basis eligible costs, indicate how those funds are being treated with respect to eligible basis. If any funds are being treated as bona fide debt and not deducted from eligible basis, provide an attorney opinion confirming that the debt is determined to be bona fide debt with a reasonable expectation that it will be repaid in full.

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

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	100% of units covered under project-based HAP contract at market rents
▫	Gross Capture Rate of 1.4% with unit capture rates ranging from 1% to 3%
▫	Renovation should help maintain occupancy
▫	Proximity to schools, medical services and potential employers
WEAKNESSES/RISKS	
▫	Smaller than typical unit size (686 sf avg.) could otherwise affect market appeal
▫	Less than one parking space per unit
▫	Potential unforeseen deferred maintenance
AREA MAP	
	



19077 Telephone Rd Elderly Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 20, 2019

PROPERTY IDENTIFICATION	
Application #	19077
Development	Telephone Rd Elderly Apartments
City / County	Houston / Harris
Region/Area	6 / Urban
Population	Elderly Preference
Set-Aside	At-Risk
Activity	Acquisition/Rehab (Built in 28855)

RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$1,941,000	\$1,941,000	\$9,705/Unit \$0.92

KEY PRINCIPAL / SPONSOR		
Tory Gunsolley - President & CEO Houston Housing Authority & LaRence Snowden - President / Chairman APV Redevelopment Corporation		
Related Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	20	0%
1	180	90%	40%		10%
2	20	10%	50%	80	0%
3	-	0%	60%	100	40%
4	-	0%	MR		50%
TOTAL	200	100%	TOTAL	200	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.24	Expense Ratio	65.0%
Breakeven Occ.	88.6%	Breakeven Rent	\$684
Average Rent	\$733	B/E Rent Margin	\$49
Property Taxes	100% Exempt	Exemption/PILOT	100%
Total Expense	\$5,468/unit	Controllable	\$3,706/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	4.7%		
Highest Unit Capture Rate	11%	1 BR/50%	162
Dominant Unit Cap. Rate	11%	1 BR/50%	162
Premiums (↑60% Rents)	Yes	\$59/Avg.	
Rent Assisted Units	200	100% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	539 SF	Density	55.5/acre
Acquisition		\$19K/unit	\$3,721K
Building Cost	\$128.82/SF	\$69K/unit	\$13,876K
Hard Cost		\$79K/unit	\$15,886K
Total Cost		\$144K/unit	\$28,900K
Developer Fee	\$2,918K	(11% Deferred)	Paid Year: 3
Contractor Fee	\$2,022K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$3K	4%	Finishes/Fixtures \$27K 34%
Building Shell	\$24K	31%	Amenities \$5K 7%
HVAC	\$9K	12%	Total Exterior \$33K 45%
Appliances	\$4K	5%	Total Interior \$39K 55%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citibank/Freddie Mac	15/35	5.97%	\$7,000,000	1.24	Transfer of Existing Reserves by HHA	0/0	0.00%	\$1,000,000	1.24	Hunt Capital Partners	\$17,855,414
					City of Houston	0/0	0.00%	\$500	1.24	APV Redevelopment Corporation	\$322,559
TOTAL DEBT (Must Pay)			\$7,000,000		CASH FLOW DEBT / GRANTS			\$3,721,902		TOTAL EQUITY SOURCES	\$18,177,973
										TOTAL DEBT SOURCES	\$10,721,902
										TOTAL CAPITALIZATION	\$28,899,875

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - a: New executed Section 8 contract with HUD.
- 2 Receipt and acceptance by Cost Certification:
 - a: Certification of comprehensive testing for asbestos; that any appropriate abatement measures were implemented; and that any remaining asbestos-containing materials are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - b: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
- 3 Receipt and acceptance by Cost Certification:
 - a: Certification from Appraisal District that the property qualifies for property tax exemption.

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

RISK PROFILE

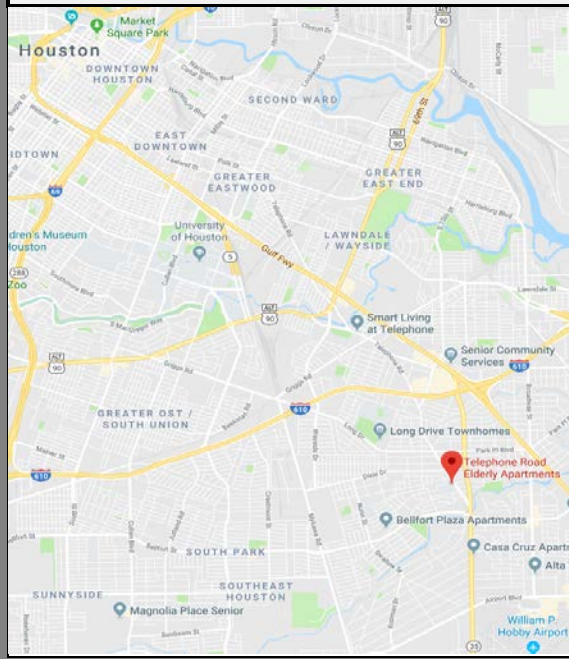
STRENGTHS/MITIGATING FACTORS

- 100% Section 8 Rental Assistance
- 100% Property Tax Exemption
- 1.24 times Hard Debt coverage

WEAKNESSES/RISKS

- 65% expense-to-income ratio
- Small average unit size of 539 SF

AREA MAP



AERIAL PHOTOGRAPH(s)



19078 Provision at Patriot Place - Application Summary

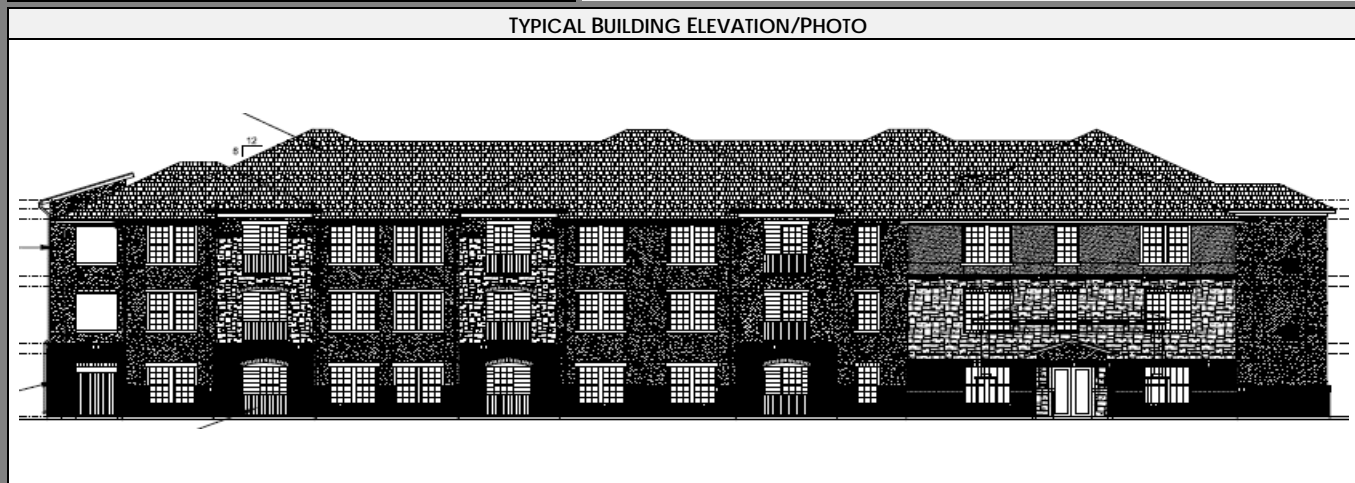
REAL ESTATE ANALYSIS DIVISION

July 9, 2019

PROPERTY IDENTIFICATION	
Application #	19078
Development	Provision at Patriot Place
City / County	Hurst / Tarrant
Region/Area	3 / Urban
Population	General
Set-Aside	General
Activity	New Construction

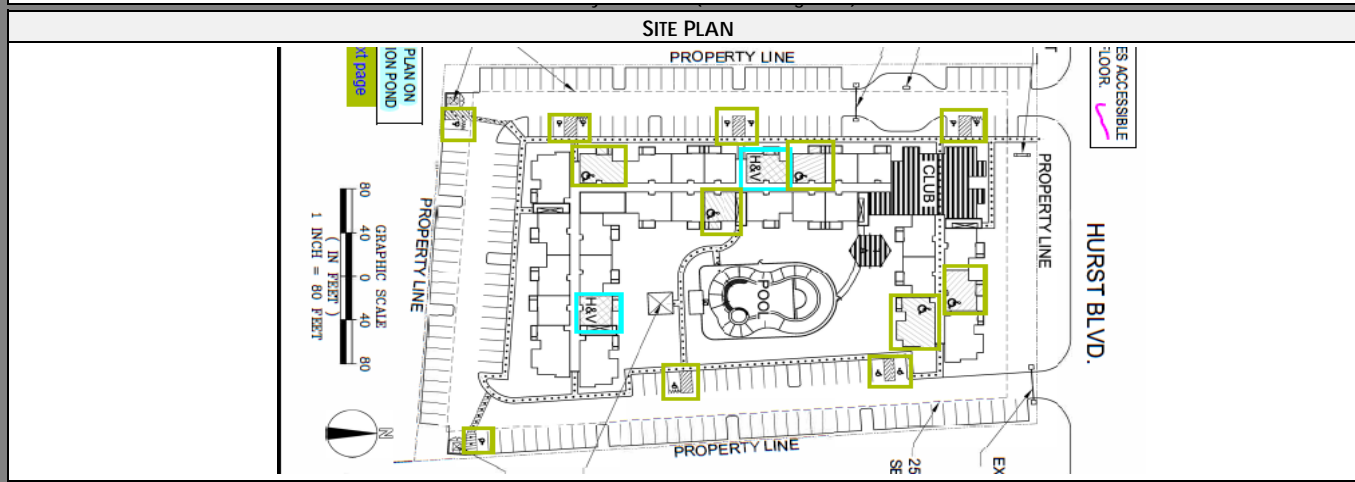
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$16,667/Unit	\$0.91	

KEY PRINCIPAL / SPONSOR		
Gardner Capital - Michael Gardner Ryan Combs		
Related Parties	Contractor - Yes	Seller - no



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	9%
1	34	38%	40%	-	0%
2	41	46%	50%	32	36%
3	15	17%	60%	40	44%
4	-	0%	MR	10	11%
TOTAL	90	100%	TOTAL	90	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	Expense Ratio	57.3%
Breakeven Occ.	86.5%	Breakeven Rent	\$773
Average Rent	\$828	B/E Rent Margin	\$55
Property Taxes	\$1,035/unit	Exemption/PILOT	0%
Total Expense	\$5,397/unit	Controllable	\$3,209/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.4%		
Highest Unit Capture Rate	6%	2 BR/60%	20
Dominant Unit Cap. Rate	6%	2 BR/60%	20
Premiums (↑60% Rents)	Yes	\$57/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	927 SF	Density	22.5/acre
Acquisition		\$16K/unit	\$1,416K
Building Cost	\$89.00/SF	\$82K/unit	\$7,423K
Hard Cost		\$113K/unit	\$10,158K
Total Cost		\$204K/unit	\$18,350K
Developer Fee	\$2,051K	(15% Deferred)	Paid Year: 5
Contractor Fee	\$1,422K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citibank / Freddie Mac	15/35	6.15%	\$4,400,000	1.18	City of Hurst	0/0	0.00%	\$500	1.18	Citi	\$13,648,635
TOTAL DEBT (Must Pay)			\$4,400,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$13,949,716
										TOTAL DEBT SOURCES	\$4,400,500
										TOTAL CAPITALIZATION	\$18,350,216

CONDITIONS

- Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- Receipt and acceptance by Cost Certification:
 - Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

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

RISK PROFILE		AERIAL PHOTOGRAPH(S)
STRENGTHS/MITIGATING FACTORS		
<ul style="list-style-type: none"> Developer experience Strong feasibility indicators Capture rate Attractive design, high visibility in-fill location should enhance marketability 		
WEAKNESSES/RISKS		
<p align="center">AREA MAP</p>		

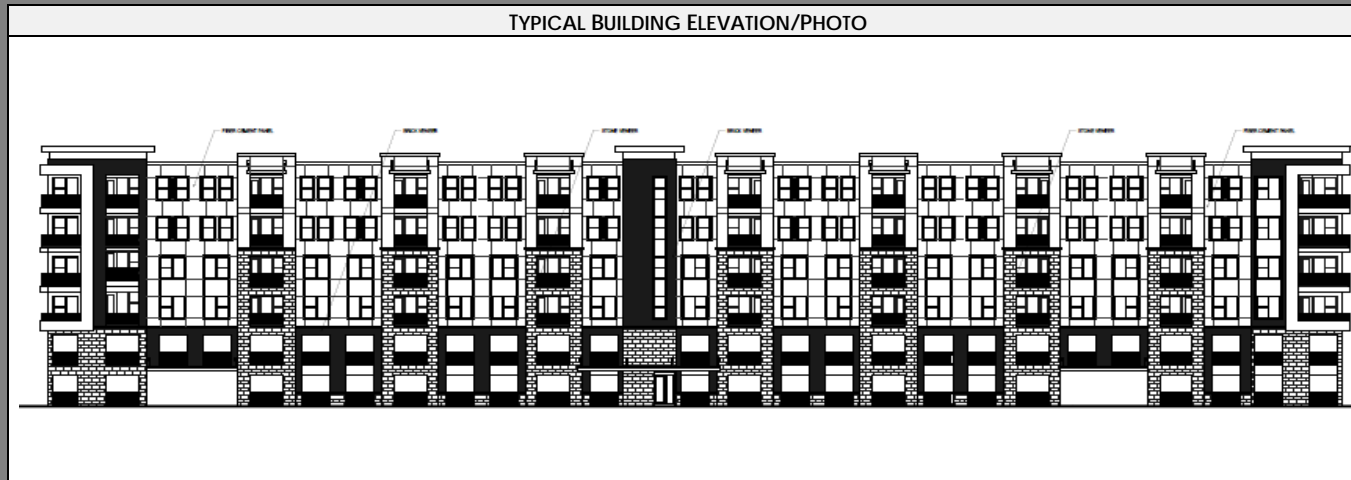
19085 Gala at MacGregor - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 3, 2019

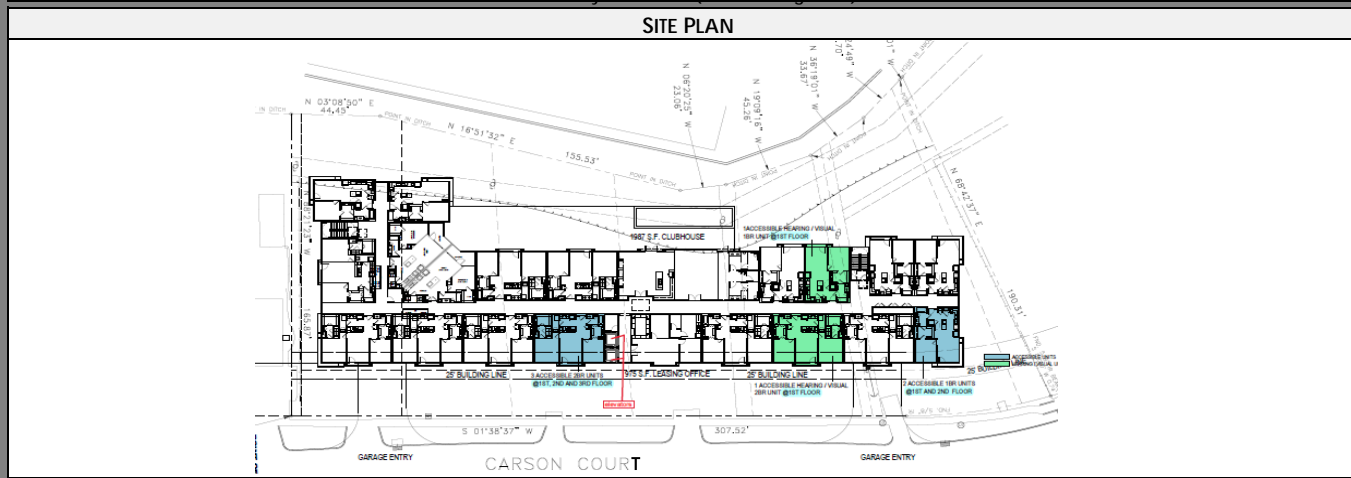
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19085	TDHCA Program	Request	Recommended	
Development	Gala at MacGregor	LIHTC (9% Credit)	\$1,459,836	\$1,459,758	\$17,174/Unit \$0.91
City / County	Houston / Harris				
Region/Area	6 / Urban				
Population	Elderly Limitation				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Gardner Capital Affordable Housing, LLC - Mark Gardner		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	9%
1	36	42%	40%	-	0%
2	49	58%	50%	30	35%
3	-	0%	60%	37	44%
4	-	0%	MR	10	12%
TOTAL	85	100%	TOTAL	85	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.24	Expense Ratio	59.7%
Breakeven Occ.	85.2%	Breakeven Rent	\$693
Average Rent	\$754	B/E Rent Margin	\$61
Property Taxes	\$916/unit	Exemption/PILOT	0%
Total Expense	\$5,129/unit	Controllable	\$3,023/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		3.2%	
Highest Unit Capture Rate	7%	2 BR/50%	19
Dominant Unit Cap. Rate	6%	2 BR/60%	22
Premiums (↑60% Rents)	Yes	\$92/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	845 SF	Density	71.1/acre
Acquisition		\$47K/unit	\$4,025K
Building Cost	\$154.22/SF	\$130K/unit	\$11,077K
Hard Cost		\$164K/unit	\$13,926K
Total Cost		\$314K/unit	\$26,689K
Developer Fee	\$2,698K	(9% Deferred)	Paid Year: 5
Contractor Fee	\$1,950K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
PNC	15/35	6.15%	\$3,400,000	1.24	City of Houston	0/0	0.00%	\$500	1.24	PNC	\$13,282,470
					City of Houston (CDBG)	20/0	1.00%	\$9,750,000	1.24	Gardner Capital Affordable Housing	\$256,159
										0	\$0
TOTAL DEBT (Must Pay)			\$3,400,000		CASH FLOW DEBT / GRANTS			\$9,750,500		TOTAL EQUITY SOURCES	\$13,538,630
										TOTAL DEBT SOURCES	\$13,150,500
										TOTAL CAPITALIZATION	\$26,689,130

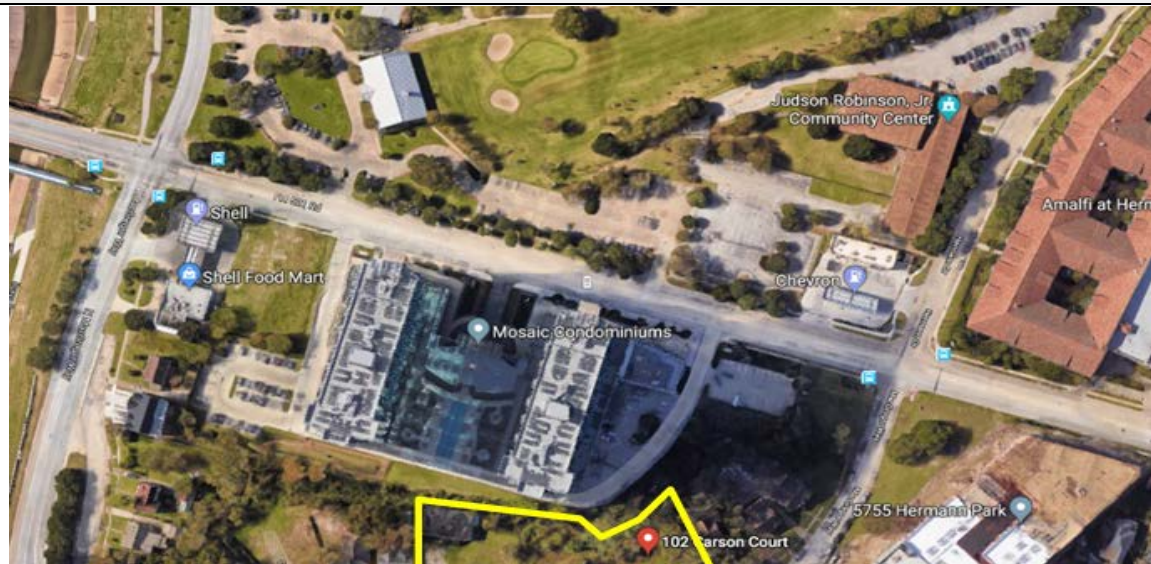
CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.
 - b: Revised term sheet from the City of Houston addressed to the City Borrower, as discussed below, for the \$9.75M of CDBG-DR funds with all terms and conditions.
 - c: Term sheet for the Project Loan from the City Borrower to the LIHTC partnership, as discussed below, for the \$9.75M of CDBG-DR funds with all terms and conditions.
 - d: City of Houston's completed cost allocation worksheet indicating eligible expenses to be funded with CDBG-DR proceeds.
- 2 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 3 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives, parking and amenities are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.
For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

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

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
<ul style="list-style-type: none"> ▫ Developer experience ▫ Site visibility ▫ product should compete well in market 	
WEAKNESSES/RISKS	
AREA MAP	

AERIAL PHOTOGRAPH(S)



19086 Trinity Place Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 7, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19086	TDHCA Program	Request	Recommended	
Development	Trinity Place Apartments	LIHTC (9% Credit)	\$659,669	\$659,669	\$9,701/Unit \$0.88
City / County	Round Rock / Williamson				
Region/Area	7 / Urban				
Population	Elderly Preference				
Set-Aside	At-Risk				
Activity	Acquisition/Rehab (Built in 1985)				

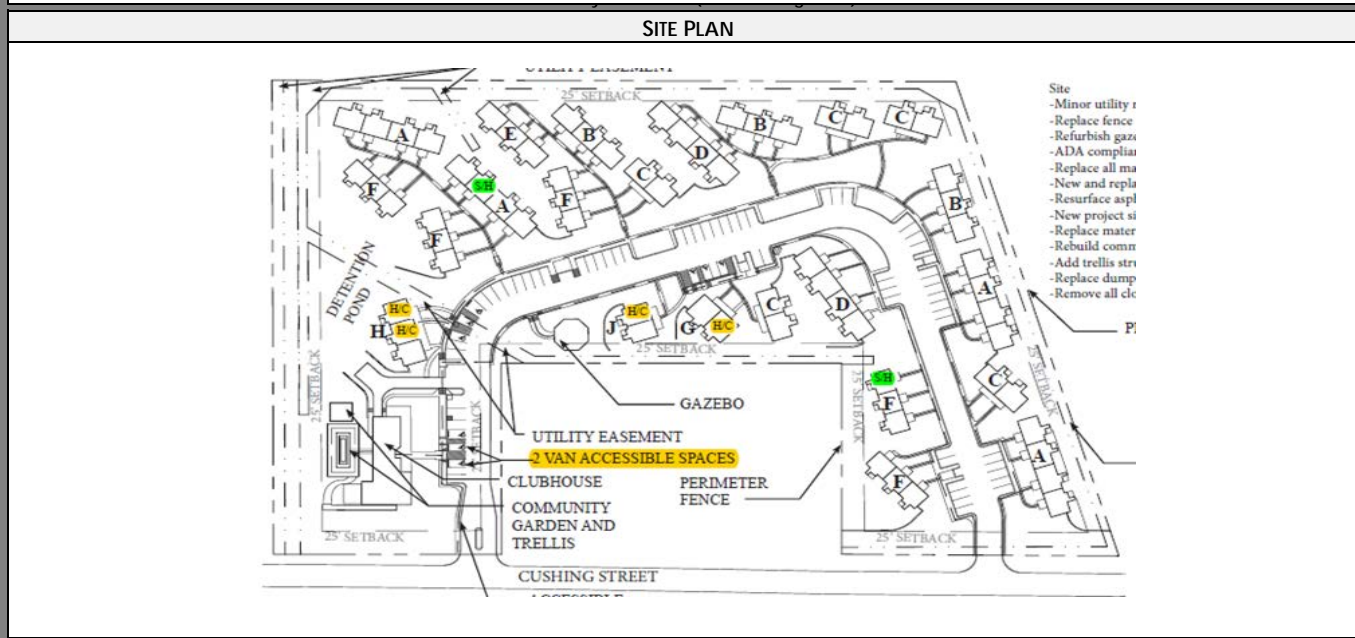
KEY PRINCIPAL / SPONSOR		
National Church Residences		
Tracey Fine		
Jervon Harris-HUB 5% fee		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	17	25%	30%	7	10%
1	51	75%	40%	-	0%
2	-	0%	50%	30	44%
3	-	0%	60%	31	46%
4	-	0%	MR	-	0%
TOTAL	68	100%	TOTAL	68	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	57.4%
Breakeven Occ.	88.3%	Breakeven Rent	\$839
Average Rent	\$902	B/E Rent Margin	\$63
Property Taxes	\$1,029/unit	Exemption/PILOT	0%
Total Expense	\$5,928/unit	Controllable	\$3,684/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	3.7%
Highest Unit Capture Rate	27% 0 BR/30% 5
Dominant Unit Cap. Rate	6% 1 BR/50% 49
Premiums (↑60% Rents)	
Rent Assisted Units	68 100% Total Units

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA	
Avg. Unit Size	508 SF	Density 10.0/acre
Acquisition	\$65K/unit	\$4,413K
Building Cost	\$75.02/SF	\$38K/unit \$2,590K
Hard Cost	\$49K/unit	\$3,365K
Total Cost	\$152K/unit	\$10,341K
Developer Fee	\$845K (25% Deferred)	Paid Year: 4
Contractor Fee	\$471K	30% Boost Yes

REHABILITATION COSTS / UNIT

Site Work	\$7K 13%	Finishes/Fixtures	\$19K 39%
Building Shell	\$14K 27%	Amenities	\$4K 8%
HVAC	\$K 0%	Total Exterior	\$24K 53%
Appliances	\$2K 3%	Total Interior	\$21K 47%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Red/ORIX-Assumed 223(f)	35/35	4.50%	\$4,206,500	1.20	City of Round Rock	0	0.00%	\$500	1.20	NAHT	\$5,804,503
					Acquired Existing Reserves	0	0.00%	\$120,000	1.20	National Church Residences-DDF	\$209,779
										Additional (Excess) Funds Req'd	(\$0)
TOTAL DEBT (Must Pay)			\$4,206,500		CASH FLOW DEBT / GRANTS			\$120,500		TOTAL EQUITY SOURCES	\$6,014,282
										TOTAL DEBT SOURCES	\$4,327,000
										TOTAL CAPITALIZATION	\$10,341,282

CONDITIONS

- 1 Receipt and acceptance by Carryover:
- 2 Receipt and acceptance before Determination Notice:
- 3 Receipt and acceptance before Determination Notice:
- 4 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:

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

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- 100% HAP Contract
- Experienced Developer
- Strong feasibility indicators

WEAKNESSES/RISKS

- Feasibility dependent on rental assistance

AREA MAP



AERIAL PHOTOGRAPH(S)



19087 Sonora Seniors - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 3, 2019

PROPERTY IDENTIFICATION	
Application #	19087
Development	Sonora Seniors
City / County	Sonora / Sutton
Region/Area	12 / Rural
Population	Elderly Preference
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1990)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$335,008	\$330,015	\$10,313/Unit	\$0.85

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

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	9%
1	26	81%	40%	-	0%
2	6	19%	50%	7	22%
3	-	0%	60%	22	69%
4	-	0%	MR	-	0%
TOTAL	32	100%	TOTAL	32	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	79.2%
Breakeven Occ.	88.0%	Breakeven Rent	\$437
Average Rent	\$462	B/E Rent Margin	\$25
Property Taxes	\$225/unit	Exemption/PILOT	0%
Total Expense	\$4,130/unit	Controllable	\$2,510/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		N/A	
Highest Unit Capture Rate		N/A	
Dominant Unit Cap. Rate		N/A	1 BR/60% 16
Premiums (↑60% Rents)		N/A	
Rent Assisted Units		22	69% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	684 SF	Density	10.7/acre
Acquisition		\$23K/unit	\$728K
Building Cost	\$70.08/SF	\$48K/unit	\$1,534K
Hard Cost		\$59K/unit	\$1,876K
Total Cost		\$116K/unit	\$3,710K
Developer Fee	\$466K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$261K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$4K	8%	Finishes/Fixtures \$18K 30%
Building Shell	\$22K	38%	Amenities \$1K 1%
HVAC	\$4K	7%	Total Exterior \$28K 52%
Appliances	\$4K	6%	Total Interior \$25K 48%

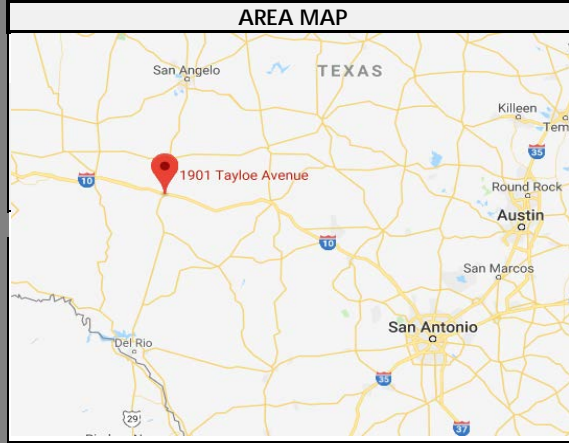
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
USDA-RD	30/50	1.00%	\$727,586	1.88	Existing Reserve Balance	0/0	0.00%	\$62,389	1.35	WNC	\$2,813,376	
Adjustment to Debt Per §11.302(c)(2)	30/50	6.50%	\$107,000	1.35						TOTAL EQUITY SOURCES	\$2,813,376	
TOTAL DEBT (Must Pay)			\$834,586		CASH FLOW DEBT / GRANTS			\$62,389		TOTAL DEBT SOURCES	\$896,975	
											TOTAL CAPITALIZATION	\$3,710,351

CONDITIONS

- Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - ii: USDA reserve requirements
 - b: Settlement Statement that documents actual transfer price
 - c: Loan Agreement that documents assumed debt balance
 - d: Substantially final draft of limited partnership agreement.
 - e: Substantially final construction contract with Schedule of Values.
 - f: Most current annual operating statement
 - g: Updated TDHCA application exhibits (rent schedule, operating expenses, long-term pro forma, development cost schedule, schedule of sources)

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

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Developer experience
▫	USDA financial stability
▫	100 % occupied with a waiting list
WEAKNESSES/RISKS	
▫	Underwritten expense ratio at 79%



19088 Metro Tower Lofts - Application Summary

PROPERTY IDENTIFICATION	
Application #	19088
Development	Metro Tower Lofts
City / County	Lubbock / Lubbock
Region/Area	1 / Urban
Population	General
Set-Aside	General
Activity	Adaptive Re-Use (Built in 1950)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,256,699	\$1,256,699	\$14,120/Unit	\$0.87

KEY PRINCIPAL / SPONSOR		
MRE Capital Investments Daniell Sailler, Jacob Mooney		
Diva Imaging - Sallie Burchett		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	45	51%	30%	8	9%
1	14	16%	40%	-	0%
2	29	33%	50%	16	18%
3	1	1%	60%	51	57%
4	-	0%	MR	14	16%
TOTAL	89	100%	TOTAL	89	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	56.1%
Breakeven Occ.	85.8%	Breakeven Rent	\$523
Average Rent	\$577	B/E Rent Margin	\$54
Property Taxes	\$933/unit	Exemption/PILOT	0%
Total Expense	\$4,693/unit	Controllable	\$2,433/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			0.9%
Highest Unit Capture Rate	25%	0 BR/60%	28
Dominant Unit Cap. Rate	25%	0 BR/60%	28
Premiums (↑60% Rents)	Yes		\$132/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	905 SF	Density	67.4/acre
Acquisition		\$37K/unit	\$3,300K
Building Cost	\$143.56/SF	\$130K/unit	\$11,558K
Hard Cost		\$147K/unit	\$13,074K
Total Cost		\$251K/unit	\$22,372K
Developer Fee	\$1,829K	(20% Deferred)	Paid Year: 7
Contractor Fee	\$1,830K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$4K	3%	Finishes/Fixtures \$24K 16%
Building Shell	\$80K	54%	Amenities
HVAC	\$23K	16%	Total Exterior \$83K 62%
Appliances	\$4K	2%	Total Interior \$50K 38%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bank of Oklahoma	17/30	6.00%	\$3,800,000	1.20	Proceeds: Sale of 19th & 20th Floors	0/0	0.00%	\$292,427	1.20	Raymond James Housing Tax Credits	\$10,995,017
					Construction	0/0	0.00%	\$404,550	1.20	Raymond James Federal Historic Credits	\$2,950,395
										Raymond James State Historic Credits	\$3,562,267
										Deferred Developer Fee	\$367,717
TOTAL DEBT (Must Pay)			\$3,800,000		CASH FLOW DEBT / GRANTS			\$696,977		TOTAL EQUITY SOURCES	\$17,875,396
										TOTAL DEBT SOURCES	\$4,496,977
										TOTAL CAPITALIZATION	\$22,372,373

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - Documentation of the status of the Historic Tax Credit application and approval.
 - 2 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials or lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - b: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

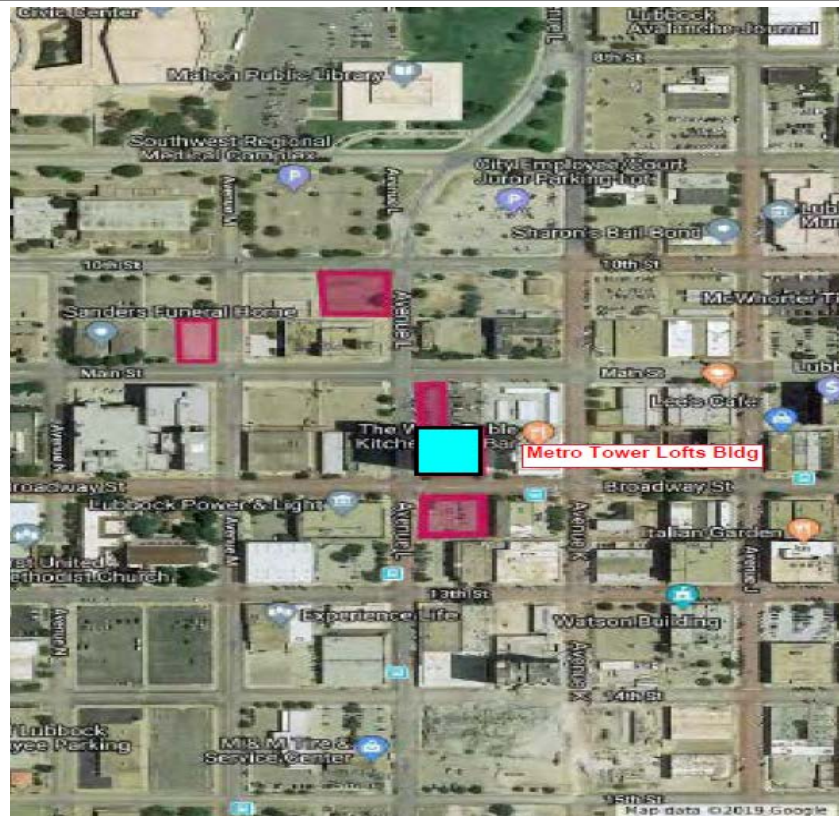
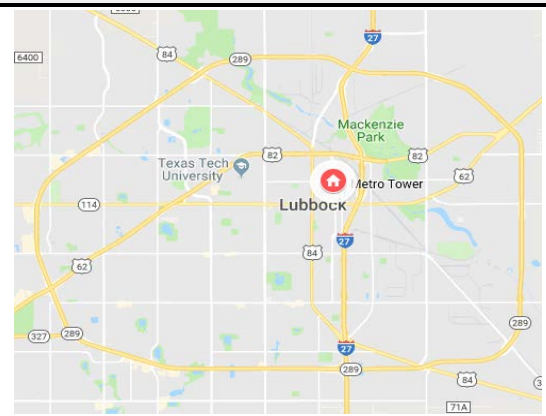
STRENGTHS/MITIGATING FACTORS

- Located in a Concerted Revitalization Area: Imagine Lubbock Together.
- Over 50% units have designated remote storage
- Finish out includes granite countertops
- Low Gross Capture Rate
- Break-even occupancy at 85%
- Energy Star washer and dryer provided

WEAKNESSES/RISKS

- Inconvenient parking scattered at multiple lots several
- Limited parking adjacent to the building.
- Laundry hookups located in bedroom closets.
- Higher unit capture rates for 1 and 2 bedrooms

AREA MAP



19094 Laurel Vista - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 11, 2019

PROPERTY IDENTIFICATION	
Application #	19094
Development	Laurel Vista
City / County	Beaumont / Jefferson
Region/Area	5 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,007,473	\$1,007,473	\$14,601/Unit	\$0.91	

KEY PRINCIPAL / SPONSOR		
Herman & Kittle Co-developer Jeffery Kittle		
Fiscally Fit Books (HUB) Co-dev Catherine Hocutt		
Sarah Andre-Consultant		
Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	9%
1	32	46%	40%	-	0%
2	37	54%	50%	12	17%
3	-	0%	60%	42	61%
4	-	0%	MR	9	13%
TOTAL	69	100%	TOTAL	69	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.27	Expense Ratio	63.1%
Breakeven Occ.	85.2%	Breakeven Rent	\$584
Average Rent	\$636	B/E Rent Margin	\$52
Property Taxes	\$800/unit	Exemption/PILOT	0%
Total Expense	\$4,591/unit	Controllable	\$2,567/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	2.9%		
Highest Unit Capture Rate	10%	2 BR/60%	24
Dominant Unit Cap. Rate	10%	2 BR/60%	24
Premiums (↑60% Rents)	Yes		\$97/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	958 SF	Density	10.7/acre
Acquisition		\$06K/unit	\$399K
Building Cost	\$88.94/SF	\$85K/unit	\$5,876K
Hard Cost		\$107K/unit	\$7,360K
Total Cost		\$174K/unit	\$11,993K
Developer Fee	\$1,396K	(34% Deferred)	Paid Year: 12
Contractor Fee	\$1,027K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Bank of Oklahoma	17/35	5.35%	\$2,300,000	1.27	City of Beaumont	0/0	0.00%	\$500	1.27	CREA	\$9,167,088	
0	0	x	\$0	0.00	0	0	x	\$0	0.00	Applicant Loan Commitment Deposit	\$46,000	
TOTAL DEBT (Must Pay)			\$2,300,000		CASH FLOW DEBT / GRANTS			\$500		Deferred Developer fee	\$479,779	
											TOTAL EQUITY SOURCES	\$9,692,867
											TOTAL DEBT SOURCES	\$2,300,500
											TOTAL CAPITALIZATION	\$11,993,367

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - A definitive statement from the ESA provider regarding whether any further investigation is required to determine whether any wetlands are present on the site, and whether any mitigation measures are necessary.
- 2 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 3 Receipt and acceptance by Cost Certification:
 - Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

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

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Feasibility indicators
- Market premiums not assumed in pro forma

WEAKNESSES/RISKS

- 32 2B/1B units

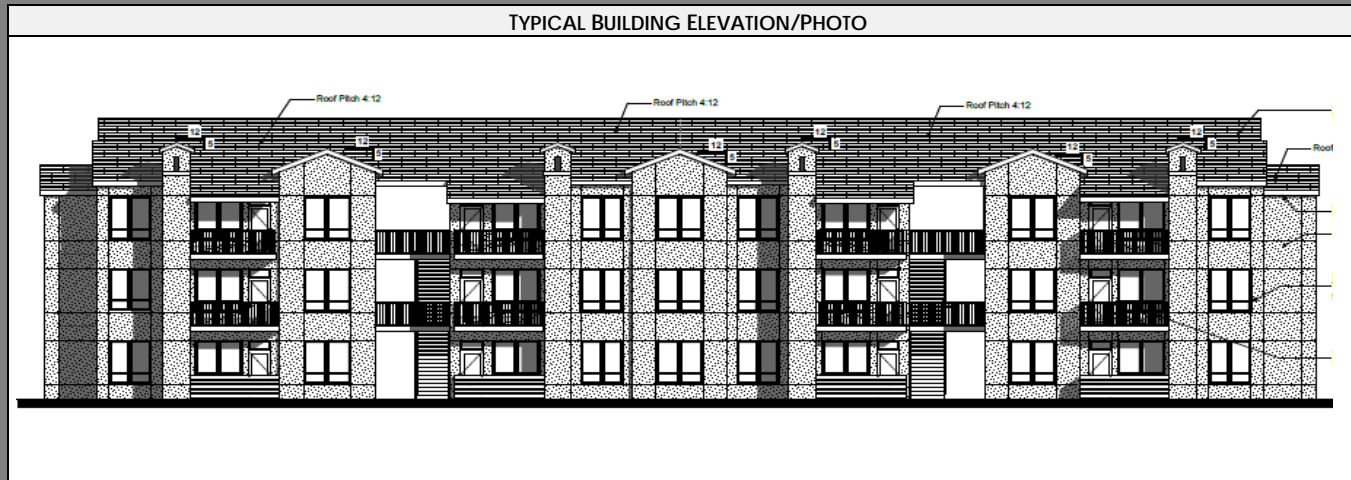
AREA MAP



19109 Verdin Square - Application Summary

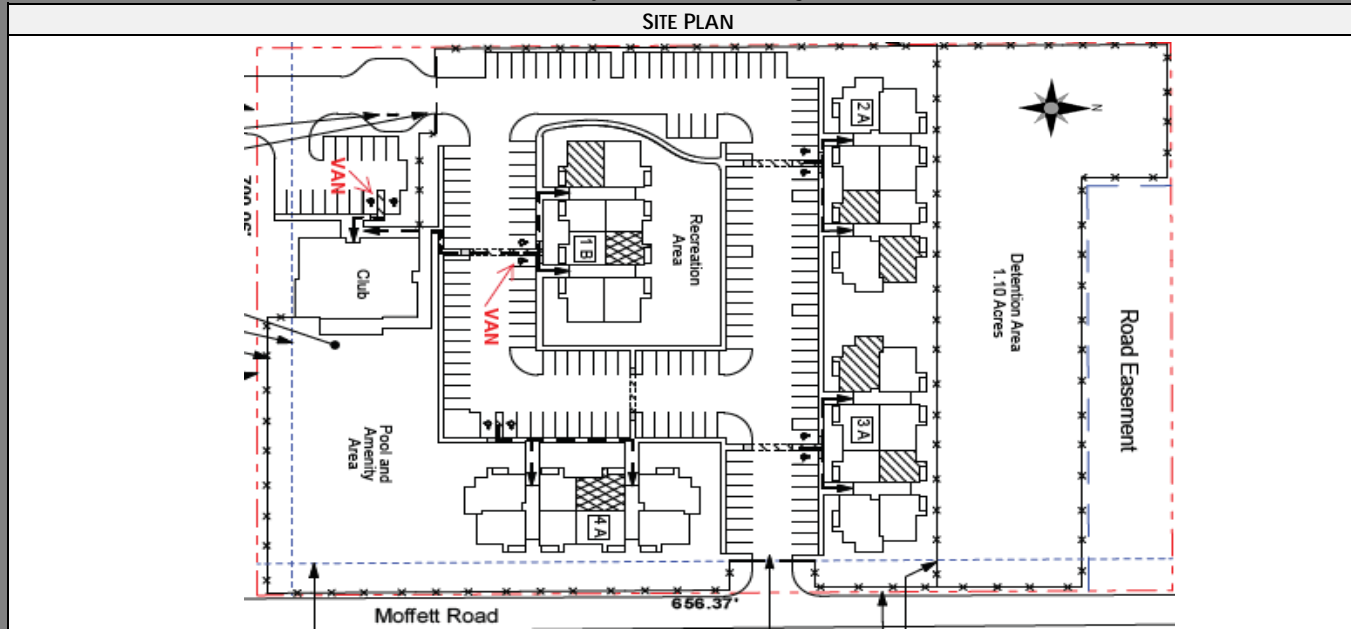
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19109	TDHCA Program	Request	Recommended	
Development	Verdin Square	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$15,625/Unit \$0.93
City / County	Houston / Fort Bend				
Region/Area	6 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Brinshore Development and RJS Real Estate Services Richard Sciortino and Ruben Esqueda-Developers Sarah Andre-Consultant		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	9%
1	30	31%	50%	35	0%
2	48	50%	60%	39	36%
3	18	19%	80%	4	41%
4	-	0%	MR	9	9%
TOTAL	96	100%	TOTAL	96	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.32	Expense Ratio	✓ 53.4%
Breakeven Occ.	✓ 82.0%	Breakeven Rent	\$748
Average Rent	\$847	B/E Rent Margin	✓ \$99
Property Taxes	\$1,067/unit	Exemption/PILOT	0%
Total Expense	\$5,135/unit	Controllable	\$2,925/unit




MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		✓ 5.0%	
Highest Unit Capture Rate	ⓘ 25%	1 BR/50%	20
Dominant Unit Cap. Rate	ⓘ 19%	2 BR/60%	31
Premiums (↑60% Rents)	Yes	✗	\$445/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	920 SF	Density	14.8/acre
Acquisition		\$27K/unit	\$2,620K
Building Cost	\$82.00/SF	\$75K/unit	\$7,242K
Hard Cost		\$106K/unit	\$10,168K
Total Cost		\$204K/unit	\$19,598K
Developer Fee	\$2,054K	(20% Deferred)	Paid Year: 4
Contractor Fee	\$1,424K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Key Bank	15/35	5.21%	\$5,232,000	1.32	City of Houston Fee Waiver	0/0	0.00%	\$500	1.32	Hudson Housing Capital	\$13,948,605
										RJS Real Estate Services, Inc	\$417,131
TOTAL DEBT (Must Pay)			\$5,232,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,365,736
										TOTAL DEBT SOURCES	\$5,232,500
										TOTAL CAPITALIZATION	\$19,598,236

CONDITIONS

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

RISK PROFILE
STRENGTHS/MITIGATING FACTORS
<ul style="list-style-type: none"> Strong feasibility indicators
WEAKNESSES/RISKS
AREA MAP




19111 Colorado City Seniors - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 5, 2019

PROPERTY IDENTIFICATION	
Application #	19111
Development	Colorado City Seniors
City / County	Colorado City / Mitchell
Region/Area	2 / Rural
Population	Elderly Preference
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1990)

RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$255,189	\$255,189	\$10,633/Unit \$0.84

KEY PRINCIPAL / SPONSOR		
Lymac, LLC - Murray Calhoun - Developer		
Robbye Meyer - Consultant		
Related Parties	Contractor - Yes	Seller - yes

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	2	8%
1	24	100%	40%	-	0%
2	-	0%	50%	5	21%
3	-	0%	60%	16	67%
4	-	0%	EO	1	4%
TOTAL	24	100%	TOTAL	24	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	81.0%
Breakeven Occ.	88.4%	Breakeven Rent	\$455
Average Rent	\$479	B/E Rent Margin	\$24
Property Taxes	\$185/unit	Exemption/PILOT	0%
Total Expense	\$4,377/unit	Controllable	\$2,689/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS		
Gross Capture Rate (30% Maximum)	N/A	
Highest Unit Capture Rate	N/A	
Dominant Unit Cap. Rate	1 BR/60%	16
Premiums (↑60% Rents)	N/A	
Rent Assisted Units	15	63% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	650 SF	Density	8.0/acre
Acquisition		\$20K/unit	\$469K
Building Cost	\$75.69/SF	\$49K/unit	\$1,181K
Hard Cost		\$60K/unit	\$1,443K
Total Cost		\$116K/unit	\$2,777K
Developer Fee	\$323K	(6% Deferred)	Paid Year: 4
Contractor Fee	\$201K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$3K	6%	Finishes/Fixtures \$18K 30%
Building Shell	\$23K	38%	Amenities \$2K 3%
HVAC	\$4K	7%	Total Exterior \$29K 52%
Appliances	\$4K	6%	Total Interior \$26K 48%

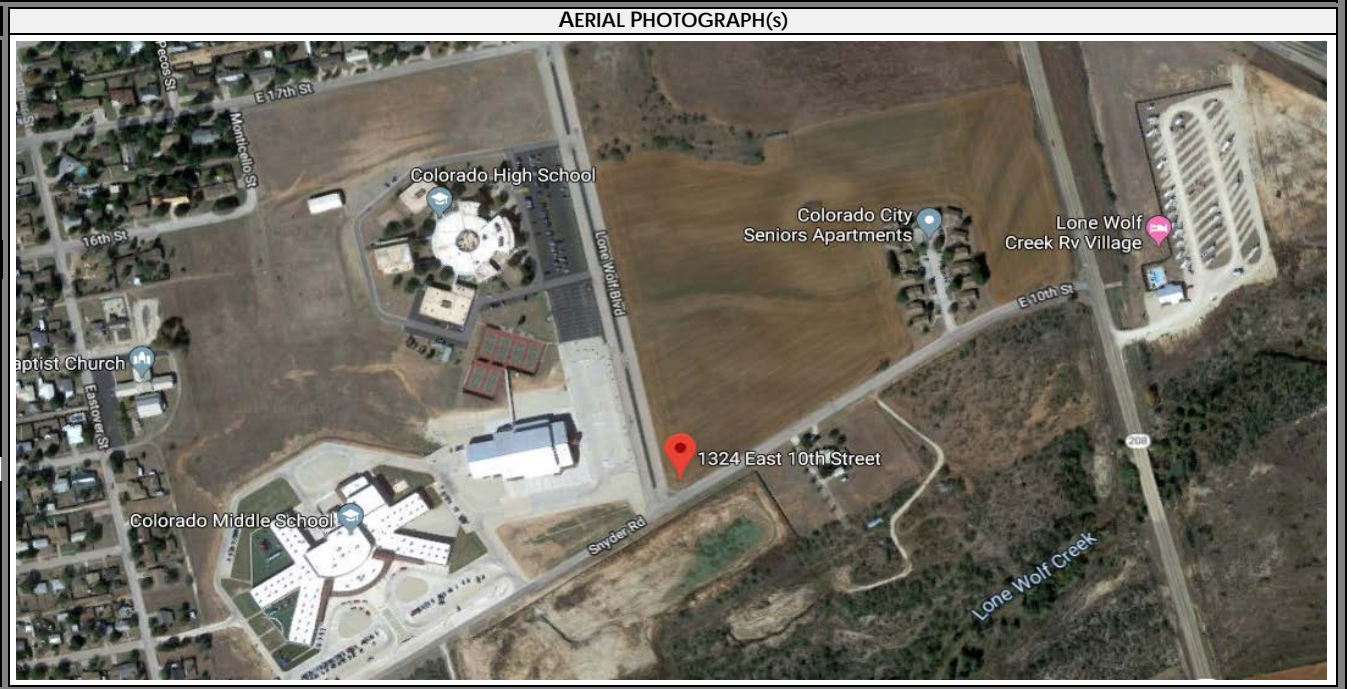
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA-RD	30/50	1.00%	\$469,105	2.07	Partnership	0/0	0.00%	\$49,302	1.35	WNC	\$2,143,373
Adjustment to Debt Per §11.302(c)	30/50	6.50%	\$94,000	1.35						Lymac, LLC	\$20,908
TOTAL DEBT (Must Pay)			\$563,105		CASH FLOW DEBT / GRANTS			\$49,302		TOTAL EQUITY SOURCES	\$2,164,281
										TOTAL DEBT SOURCES	\$612,407
										TOTAL CAPITALIZATION	\$2,776,688

CONDITIONS

- Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - ii: USDA reserve requirements
 - b: Settlement Statement that documents actual transfer price
 - c: Loan Agreement that documents assumed debt balance
 - d: Substantially final draft of limited partnership agreement.
 - e: Substantially final construction contract with Schedule of Values.
 - f: Most current annual operating statement
 - g: Updated TDHCA application exhibits (rent schedule, operating expenses, long-term pro forma, development cost schedule, schedule of sources)

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

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Developer experience
▫	USDA financial stability
WEAKNESSES/RISKS	
▫	Underwritten expense ratio at 81%
AREA MAP	



19112 Hebronville Seniors - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 3, 2019

PROPERTY IDENTIFICATION	
Application #	19112
Development	Hebronville Seniors
City / County	Hebronville (CDP) / Jim Hogg
Region/Area	11 / Rural
Population	Elderly Preference
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1993)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$217,773	\$217,773	\$10,889/Unit	\$0.84

KEY PRINCIPAL / SPONSOR		
Lymac, LLC - Murray Calhoun - Developer		
Robbye Meyer - Consultant		
Related Parties	Contractor - Yes	Seller - yes

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	2	10%
1	16	80%	40%	-	0%
2	4	20%	50%	4	20%
3	-	0%	60%	13	65%
4	-	0%	EO	1	5%
TOTAL	20	100%	TOTAL	20	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	80.9%
Breakeven Occ.	88.4%	Breakeven Rent	\$484
Average Rent	\$509	B/E Rent Margin	\$25
Property Taxes	\$378/unit	Exemption/PILOT	0%
Total Expense	\$4,642/unit	Controllable	\$2,481/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		N/A	
Highest Unit Capture Rate		N/A	
Dominant Unit Cap. Rate		N/A	1 BR/60% 10
Premiums (↑60% Rents)		N/A	
Rent Assisted Units		16	80% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	702 SF	Density	4.0/acre
Acquisition		\$22K/unit	\$431K
Building Cost	\$68.58/SF	\$48K/unit	\$963K
Hard Cost		\$59K/unit	\$1,178K
Total Cost		\$122K/unit	\$2,444K
Developer Fee	\$273K	(8% Deferred)	Paid Year: 5
Contractor Fee	\$164K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$3K	6%	Finishes/Fixtures \$18K 30%
Building Shell	\$23K	38%	Amenities \$2K 3%
HVAC	\$4K	7%	Total Exterior \$28K 52%
Appliances	\$4K	6%	Total Interior \$26K 48%

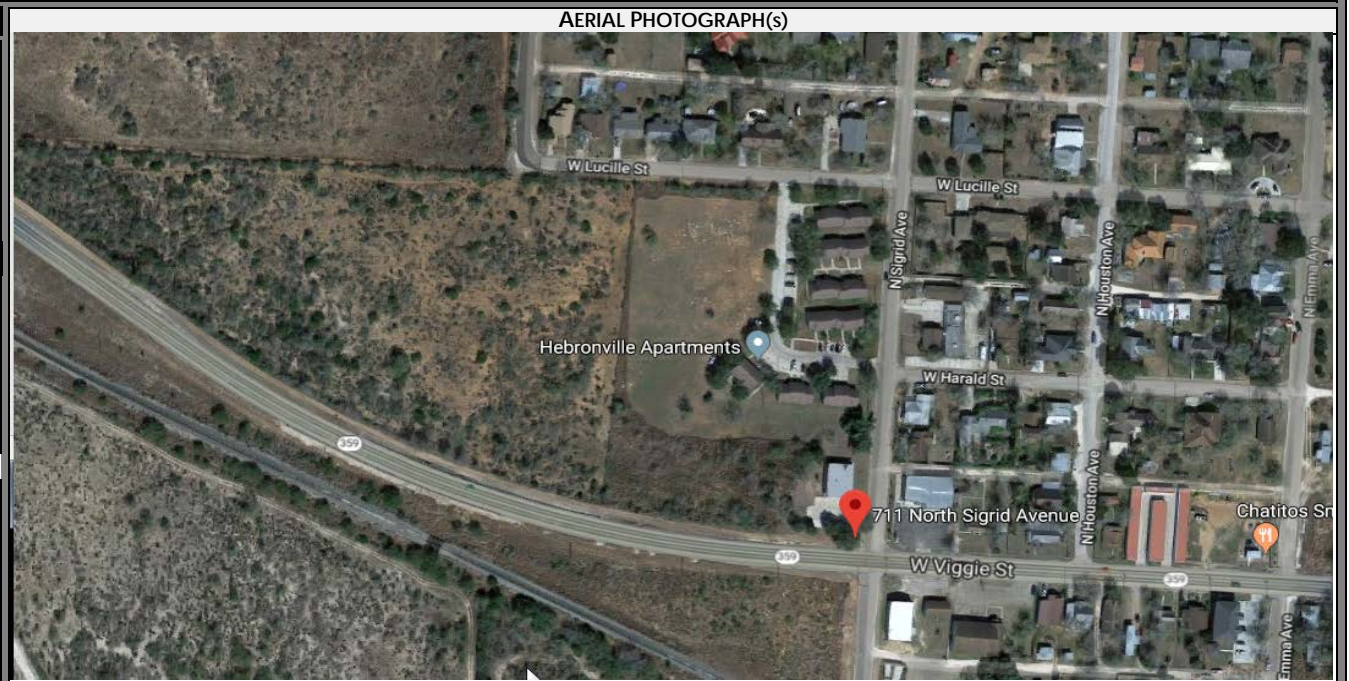
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
USDA-RD	30/50	1.00%	\$430,830	2.00	Existing Reserve Balance	0/0	0.00%	\$93,714	1.35	WNC	\$1,818,407
Adjustment to Debt Per §11.302(c)	30/50	6.50%	\$79,000	1.35						Lymac, LLC	\$22,179
TOTAL DEBT (Must Pay)			\$509,830		CASH FLOW DEBT / GRANTS			\$93,714		TOTAL EQUITY SOURCES	\$1,840,586
										TOTAL DEBT SOURCES	\$603,544
										TOTAL CAPITALIZATION	\$2,444,130

CONDITIONS

- Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - ii: USDA reserve requirements
 - b: Settlement Statement that documents actual transfer price
 - c: Loan Agreement that documents assumed debt balance
 - d: Substantially final draft of limited partnership agreement.
 - e: Substantially final construction contract with Schedule of Values.
 - f: Most current annual operating statement
 - g: Updated TDHCA application exhibits (rent schedule, operating expenses, long-term pro forma, development cost schedule, schedule of sources)

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

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Developer experience
▫	USDA financial stability
▫	100 % occupied with a waiting list
WEAKNESSES/RISKS	
▫	Underwritten expense ratio at 83%
AREA MAP	



19113 Livingston Seniors - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 5, 2019

PROPERTY IDENTIFICATION	
Application #	19113
Development	Livingston Seniors
City / County	Livingston / Polk
Region/Area	5 / Rural
Population	Elderly Preference
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1993)

RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$343,721	\$340,542	\$9,460/Unit \$0.86

KEY PRINCIPAL / SPONSOR		
Lymac, LLC - Murray Calhoun - Developer		
Robbye Meyer - Consultant		
Related Parties	Contractor - Yes	Seller - yes

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	11%
1	32	89%	40%	-	0%
2	4	11%	50%	8	22%
3	-	0%	60%	23	64%
4	-	0%	EO	1	3%
TOTAL	36	100%	TOTAL	36	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.15	Expense Ratio	84.2%
Breakeven Occ.	91.0%	Breakeven Rent	\$398
Average Rent	\$407	B/E Rent Margin	\$9
Property Taxes	\$153/unit	Exemption/PILOT	0%
Total Expense	\$3,874/unit	Controllable	\$2,235/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	#DIV/0!		
Highest Unit Capture Rate	0%	#N/A	#N/A
Dominant Unit Cap. Rate		1 BR/60%	20
Premiums (↑60% Rents)	#DIV/0!	#DIV/0!	
Rent Assisted Units	28	78% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	709 SF	Density	9.1/acre
Acquisition		\$25K/unit	\$899K
Building Cost	\$59.11/SF	\$42K/unit	\$1,509K
Hard Cost		\$51K/unit	\$1,845K
Total Cost		\$110K/unit	\$3,961K
Developer Fee	\$461K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$256K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work	\$4K	8%	Finishes/Fixtures	\$15K 30%
Building Shell	\$20K	38%	Amenities	\$1K 1%
HVAC	\$4K	7%	Total Exterior	\$24K 52%
Appliances	\$3K	6%	Total Interior	\$22K 48%

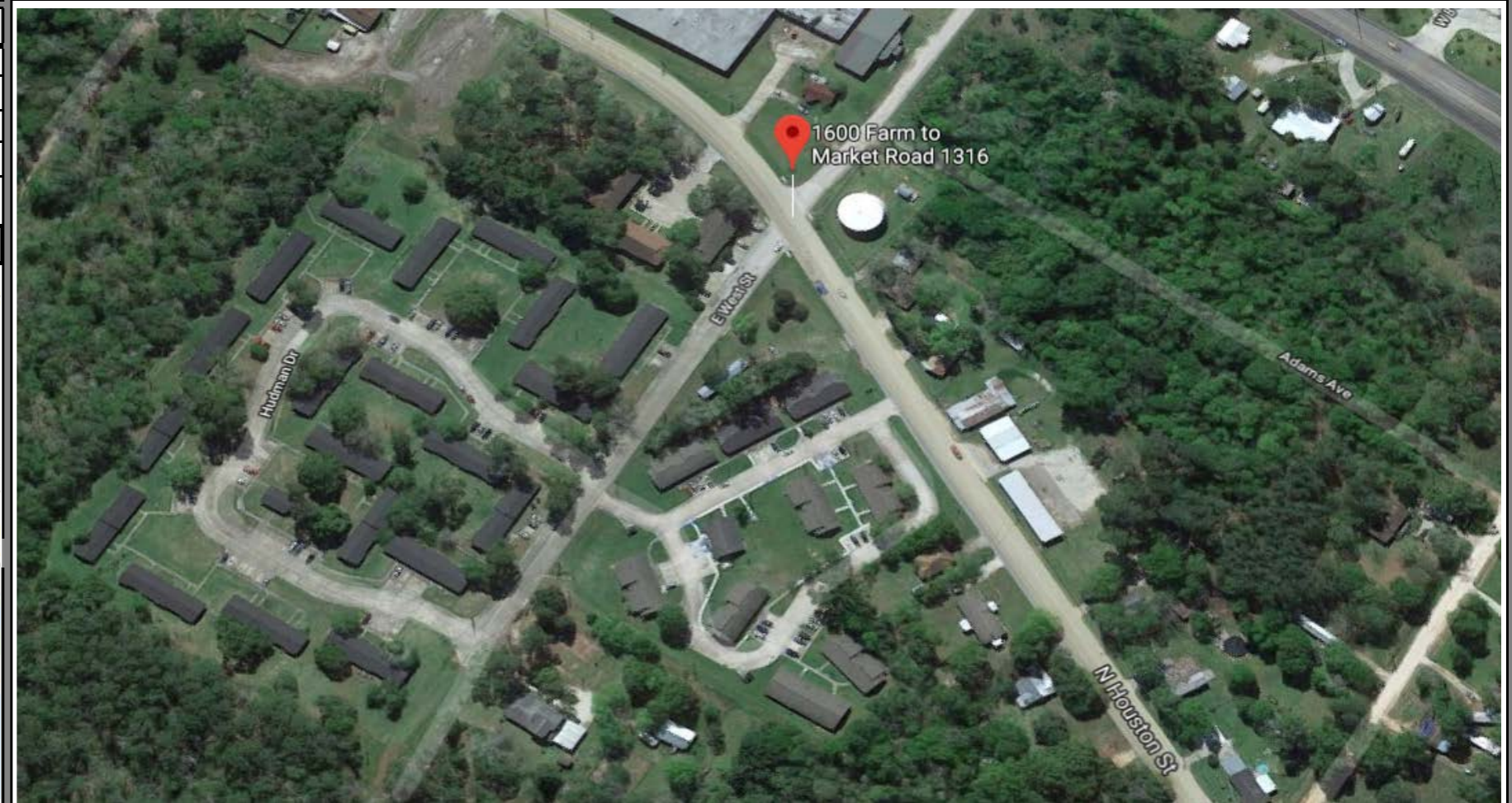
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
USDA-RD	30/50	1.00%	\$899,410	1.14	Existing Reserve Balance	0/0	0.00%	\$158,167	1.15	WNC	\$2,911,637	
Adjustment to Debt Per \$11.302(c)	30/50	1.00%	(\$8,000)	1.15								
TOTAL DEBT (Must Pay)			\$891,410		CASH FLOW DEBT / GRANTS			\$158,167		TOTAL EQUITY SOURCES		\$2,911,637
										TOTAL DEBT SOURCES		\$1,049,577
										TOTAL CAPITALIZATION		\$3,961,214

CONDITIONS

- Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - ii: USDA reserve requirements
 - b: Settlement Statement that documents actual transfer price
 - c: Loan Agreement that documents assumed debt balance
 - d: Substantially final draft of limited partnership agreement.
 - e: Substantially final construction contract with Schedule of Values.
 - f: Most current annual operating statement
 - g: Updated TDHCA application exhibits (rent schedule, operating expenses, long-term pro forma, development cost schedule, schedule of sources)

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

AERIAL PHOTOGRAPH(S)



RISK PROFILE

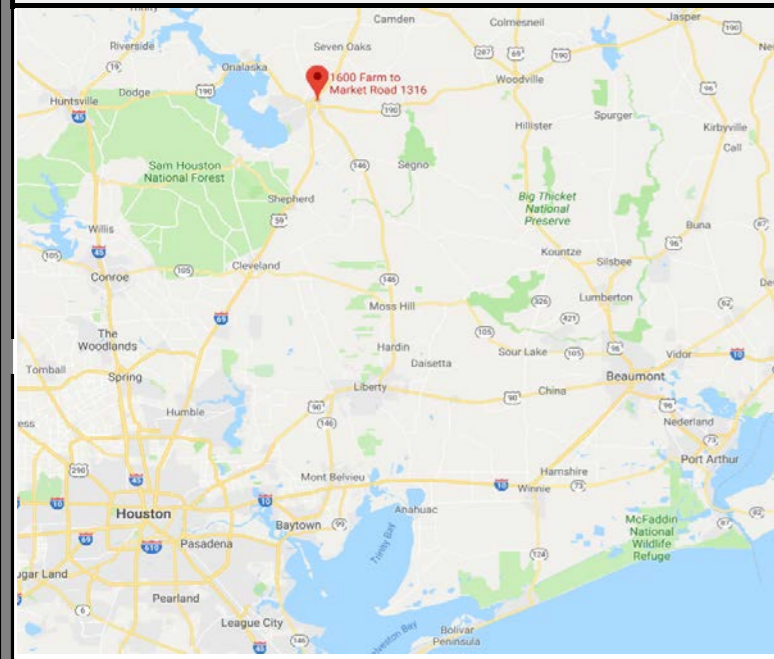
STRENGTHS/MITIGATING FACTORS

- Developer experience
- USDA financial stability

WEAKNESSES/RISKS

- Underwritten expense ratio at 84%

AREA MAP



19117 Ridgestone Estates - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 1, 2019

PROPERTY IDENTIFICATION	
Application #	19117
Development	Ridgestone Estates
City / County	El Paso / El Paso
Region/Area	13 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$14,423/Unit	\$0.90

KEY PRINCIPAL / SPONSOR		
Ike Monty / Investment Builders, Inc.		
Related Parties	Contractor - Yes	Seller - No

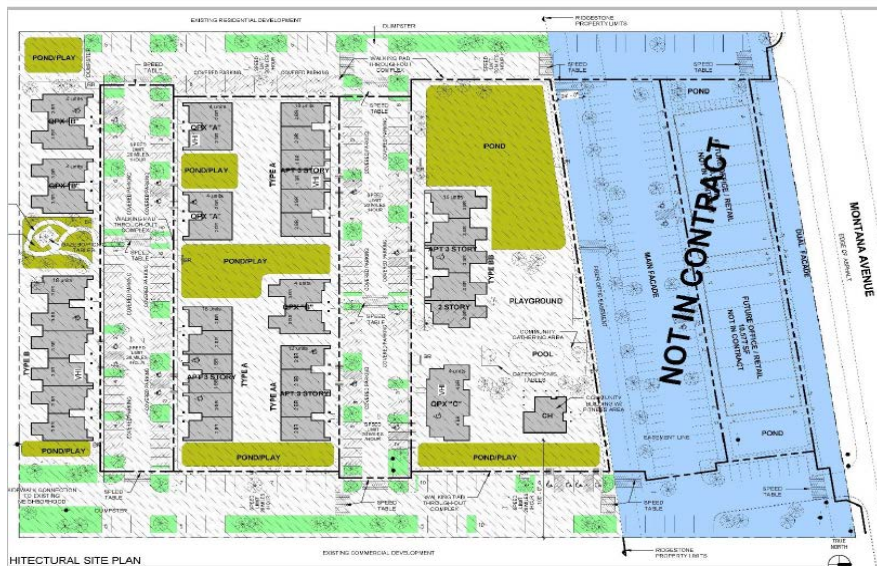
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	11%
1	12	12%	40%	-	0%
2	44	42%	50%	21	20%
3	44	42%	60%	72	69%
4	4	4%	MR	-	0%
TOTAL	104	100%	TOTAL	104	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.24	Expense Ratio	✓ 55.7%
Breakeven Occ.	✓ 84.6%	Breakeven Rent	\$597
Average Rent	\$654	B/E Rent Margin	✓ \$57
Property Taxes	\$600/unit	Exemption/PILOT	0%
Total Expense	\$4,138/unit	Controllable	\$2,557/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓ 1.4%		
Highest Unit Capture Rate	ⓘ 11%	3 BR/60%	39
Dominant Unit Cap. Rate	ⓘ 11%	3 BR/60%	39
Premiums (↑60% Rents)			
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,052 SF	Density	16.7/acre
Acquisition		\$10K/unit	\$1,020K
Building Cost	\$71.39/SF	\$75K/unit	\$7,810K
Hard Cost		\$103K/unit	\$10,729K
Total Cost		\$175K/unit	\$18,151K
Developer Fee	\$2,087K	(3% Deferred)	Paid Year: 2
Contractor Fee	\$1,502K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Sterling Bank	15/35	5.50%	\$4,280,000	1.24	Completion & Stabilization Depos	0/0	0.00%	\$299,600	1.24	Affordable Equity Partners, Inc	\$13,498,650
										Investment Builders, Inc	\$72,361
TOTAL DEBT (Must Pay)			\$4,280,000		CASH FLOW DEBT / GRANTS			\$299,600		TOTAL EQUITY SOURCES	\$13,571,011
										TOTAL DEBT SOURCES	\$4,579,600
										TOTAL CAPITALIZATION	\$18,150,611

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 2 Receipt and acceptance by Cost Certification:
 - Executed access easement granting access to the Subject 6.25 acre tract from Montana Avenue.
- 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

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

RISK PROFILE

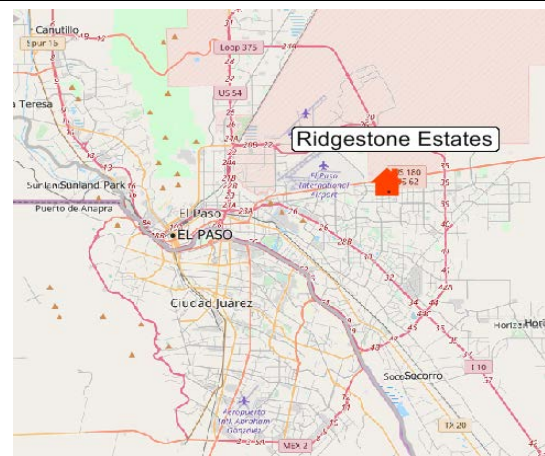
STRENGTHS/MITIGATING FACTORS

- o Positive financial indicators
- o Low gross capture rate
- o Experienced developer - over 8,000 units

WEAKNESSES/RISKS

- o Future development will limit curb visibility

AREA MAP



19126 3104 Division Lofts - Application Summary

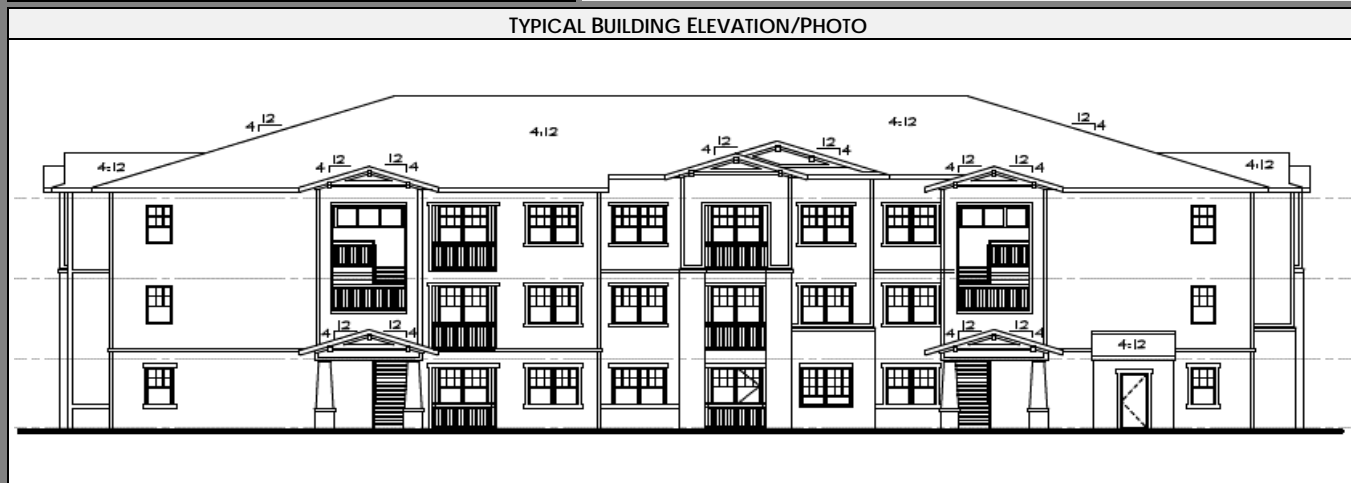
REAL ESTATE ANALYSIS DIVISION

July 16, 2019

PROPERTY IDENTIFICATION	
Application #	19126
Development	3104 Division Lofts
City / County	Arlington / Tarrant
Region/Area	3 / Urban
Population	General
Set-Aside	General
Activity	New Construction

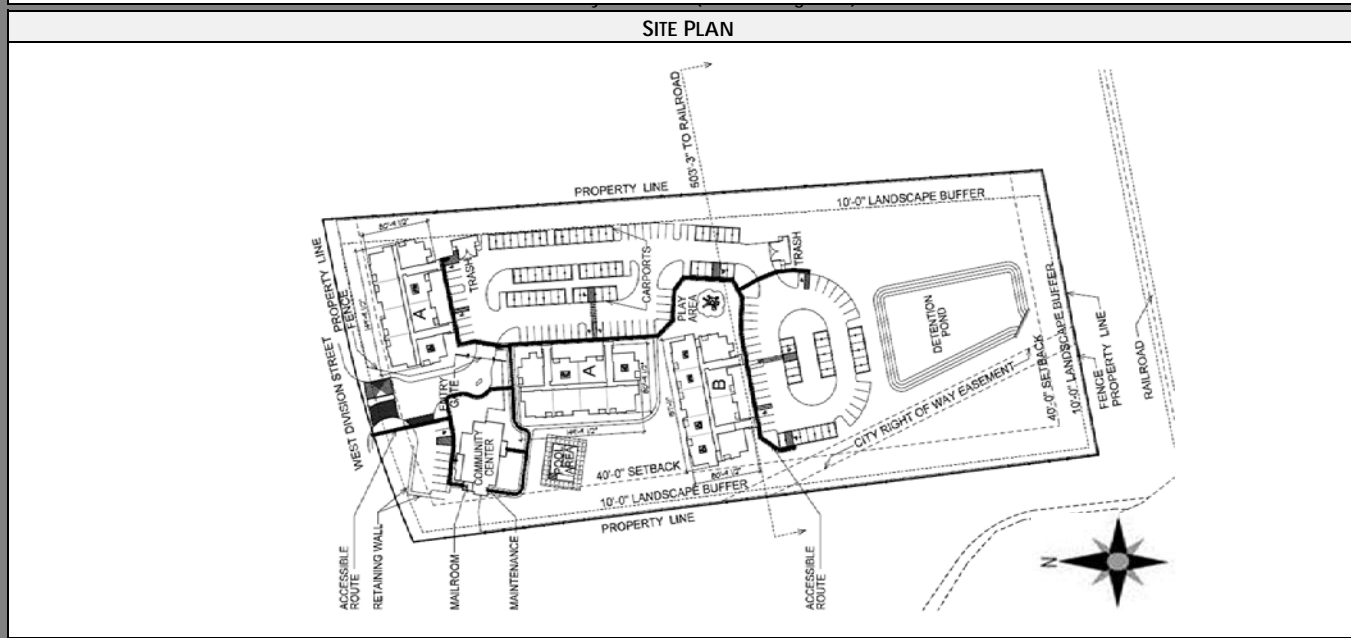
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$20,000/Unit	\$0.93

KEY PRINCIPAL / SPONSOR		
East 43rd St, LLC, dba Structure Development Sarah Andre - Developer		
NRP Contractors II, LLC General Contractor, Cost Estimator & Property Management		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	11%
1	6	8%	40%	-	0%
2	51	68%	50%	30	40%
3	18	24%	60%	37	49%
4	-	0%	MR	-	0%
TOTAL	75	100%	TOTAL	75	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.23	Expense Ratio	60.8%
Breakeven Occ.	85.8%	Breakeven Rent	\$743
Average Rent	\$802	B/E Rent Margin	\$59
Property Taxes	\$930/unit	Exemption/PILOT	0%
Total Expense	\$5,551/unit	Controllable	\$3,297/unit



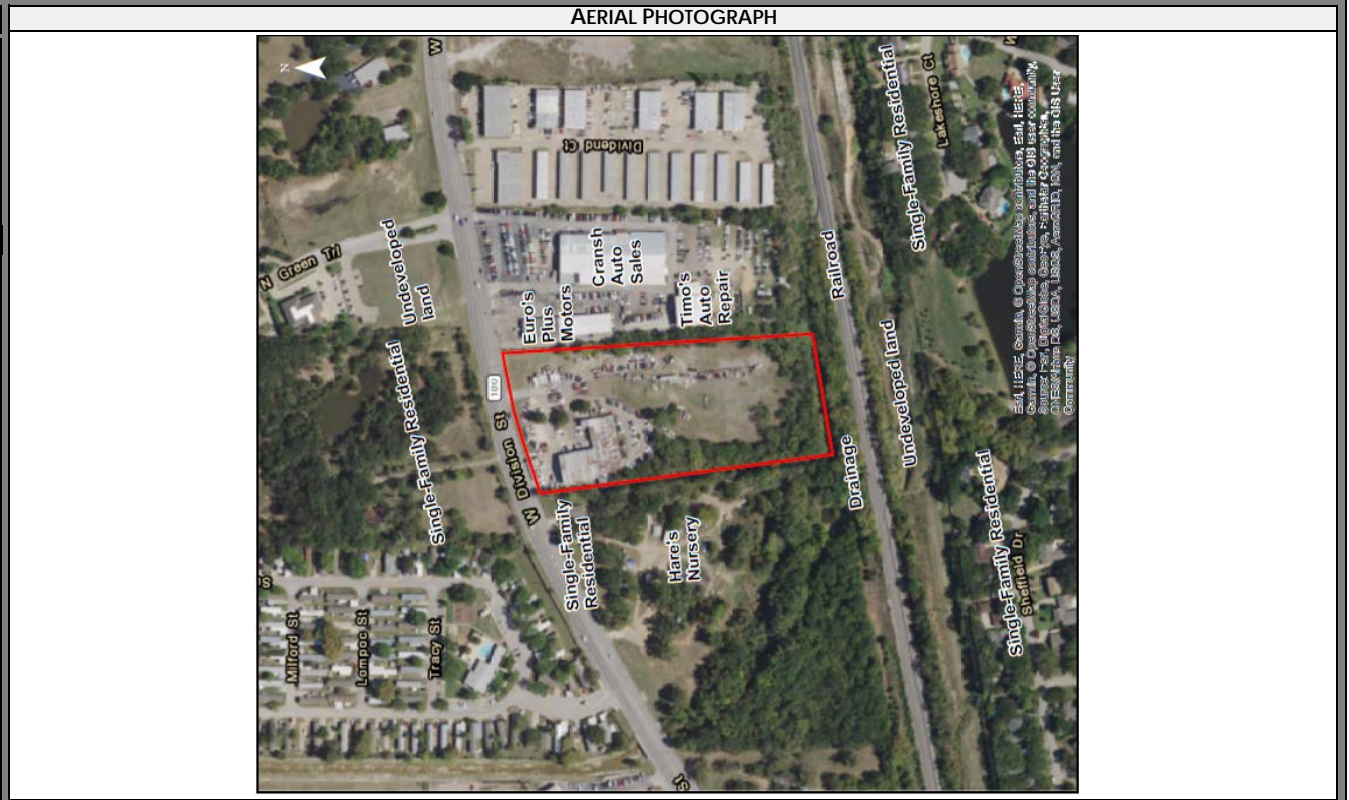
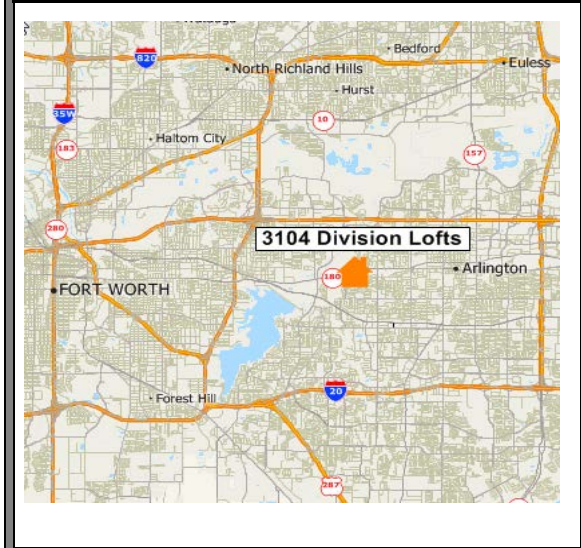
MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.0%		
Highest Unit Capture Rate	4%	3 BR/60%	9
Dominant Unit Cap. Rate	4%	2 BR/60%	25
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	934 SF	Density	10.2/acre
Acquisition		\$33K/unit	\$2,490K
Building Cost	\$78.87/SF	\$74K/unit	\$5,524K
Hard Cost		\$110K/unit	\$8,238K
Total Cost		\$231K/unit	\$17,334K
Developer Fee	\$1,750K	(15% Deferred)	Paid Year: 5
Contractor Fee	\$1,145K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Community Bank of Texas	15/30	5.75%	\$3,125,000	1.23						Hudson	\$13,948,605	
										Structure Development	\$260,688	
										0	\$0	
										TOTAL EQUITY SOURCES	\$14,209,293	
										TOTAL DEBT SOURCES	\$3,125,000	
TOTAL DEBT (Must Pay)			\$3,125,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL CAPITALIZATION	\$17,334,293

- 1 Receipt and acceptance by Commitment:
 - Verification from Arlington ISD that payment to the School District for bus transportation from the development to Pope Elementary School is a viable means to provide bus transportation.
 - 2 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - b: Results of Phase II ESA and documentation of any additional cost required for any recommended remediation.
 - 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Certification that any mitigation measures recommended by the PHASE II ESA were fully implemented.
 - b: Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

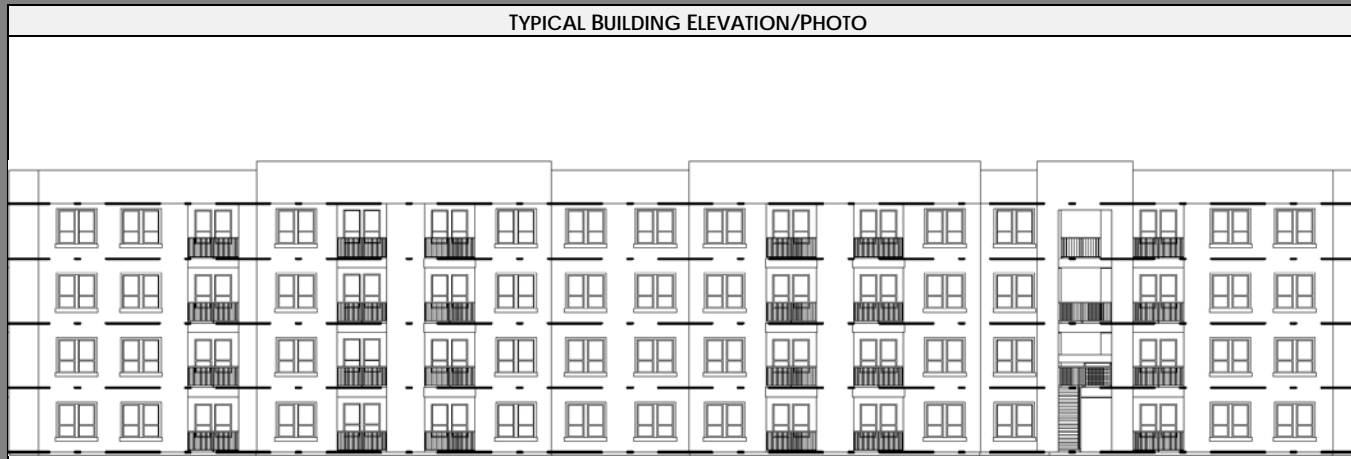
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
o	No general population LITHC properties in PMA
o	Developer providing bus vouchers
o	Low gross capture rate
WEAKNESSES/RISKS	
o	High expense ratio exceeds 65% in year 9
o	Site located outside bus service zone for elementary
AREA MAP	



19133 Alazan Lofts - Application Summary

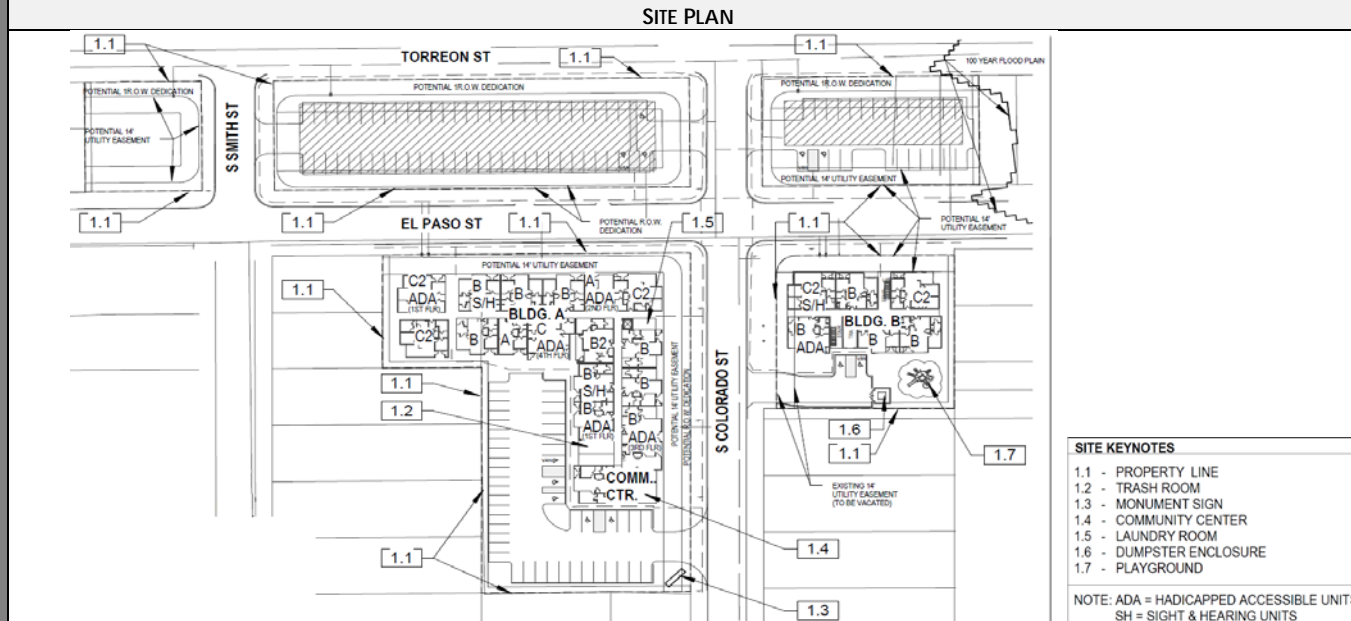
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19133	TDHCA Program	Request	Recommended	
Development	Alazan Lofts	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$17,045/Unit \$0.93
City / County	San Antonio / Bexar				
Region/Area	9 / Urban				
Population	General				
Set-Aside	Non-Profit				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Jason Arechiga / NRP Lone Star Development, LLC & David Nisivocchia / San Antonio Housing Authority		
Related Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	9%
1	8	9%	40%	-	0%
2	58	66%	50%	32	36%
3	22	25%	60%	40	45%
4	-	0%	MR	8	9%
TOTAL	88	100%	TOTAL	88	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.29	Expense Ratio	62.2%
Breakeven Occ.	84.6%	Breakeven Rent	\$585
Average Rent	\$642	B/E Rent Margin	\$56
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,537/unit	Controllable	\$3,361/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		3.2%	
Highest Unit Capture Rate	20%	2 BR/60%	28
Dominant Unit Cap. Rate	20%	2 BR/60%	28
Premiums (↑60% Rents)	#N/A	#N/A	
Rent Assisted Units	40	45% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	979 SF	Density	30.8/acre
Acquisition		\$12K/unit	\$1,035K
Building Cost	\$83.25/SF	\$81K/unit	\$7,170K
Hard Cost		\$111K/unit	\$9,730K
Total Cost		\$205K/unit	\$18,012K
Developer Fee	\$1,939K	(22% Deferred)	Paid Year: 8
Contractor Fee	\$1,275K	30% Boost	Yes

SITE KEYNOTES

- 1.1 - PROPERTY LINE
- 1.2 - TRASH ROOM
- 1.3 - MONUMENT SIGN
- 1.4 - COMMUNITY CENTER
- 1.5 - LAUNDRY ROOM
- 1.6 - DUMPSTER ENCLOSURE
- 1.7 - PLAYGROUND

NOTE: ADA = HADICAPPED ACCESSIBLE UNITS
SH = SIGHT & HEARING UNITS

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Community Bank of Texas	15/30	6.00%	\$2,600,000	1.29	SAHA Loan	30/30	1.50%	\$1,035,000	1.29	Hudson Housing Capital	\$13,948,605
					City of San Antonio Fee Waiver	0/0	0.00%	\$500	1.29	Deferred Developer Fee	\$427,516
TOTAL DEBT (Must Pay)			\$2,600,000		CASH FLOW DEBT / GRANTS			\$1,035,500		TOTAL EQUITY SOURCES	\$14,376,121
										TOTAL DEBT SOURCES	\$3,635,500
										TOTAL CAPITALIZATION	\$18,011,621

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - 2 Receipt and acceptance by Cost Certification:
 - a: Certification from Appraisal District that the property qualifies for property tax exemption.
 - 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Certification that testing for asbestos and lead-based paint was performed on the existing structure prior to demolition, and if necessary, a certification that any appropriate abatement
 - b: Certification that the soils impacted with lead exceeding the TCEQ Action Levels were excavated and properly disposed of prior to the redevelopment of the site.
 - c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

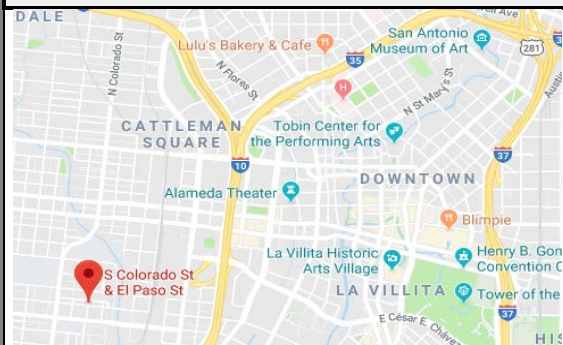
STRENGTHS/MITIGATING FACTORS

- Market Analyst shows substantial (61%) market rent premiums available in submarket.
- Experienced developer.
- Infill location walking distance from downtown & schools. Central to San Antonio Westside TIRZ #30.

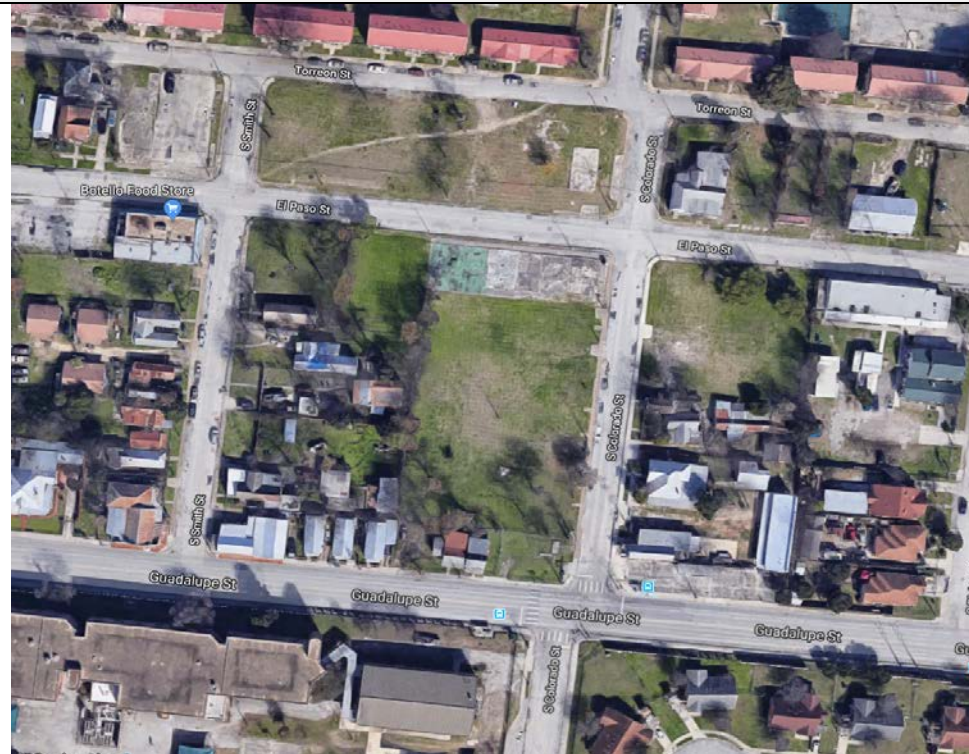
WEAKNESSES/RISKS

- 1,687 LIHTC units in 15 developments within 2 miles; 85% of local housing stock is rental units.
- Unit mix varies from the PMA demographics.
- Reliant on Property Tax Exemption
- Inconvenient parking located in remote lots across El Paso St.

AREA MAP



AERIAL PHOTOGRAPH(S)



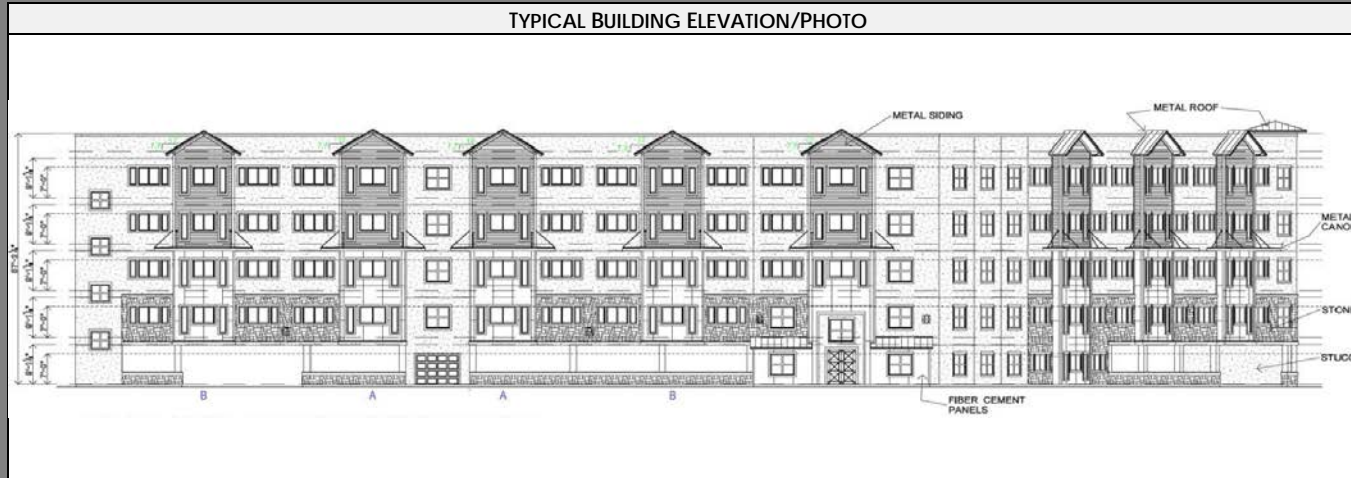
19134 Village at Nogalitos - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 3, 2019

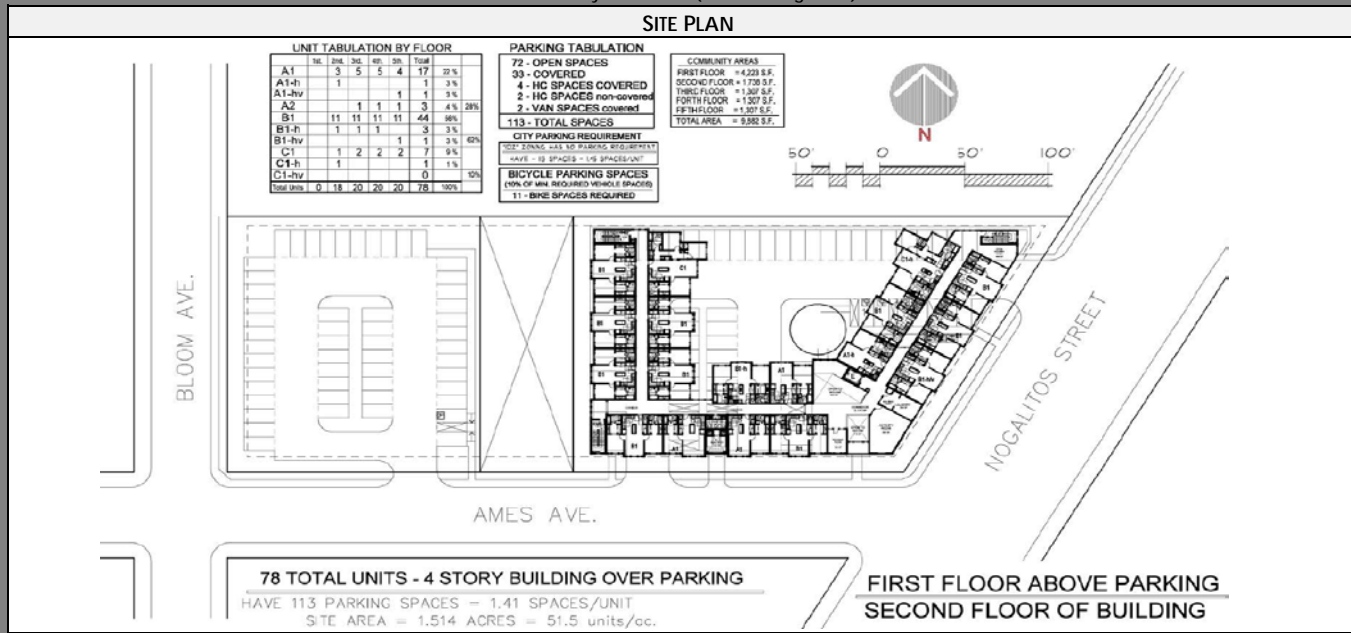
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19134	TDHCA Program	Request	Recommended	
Development	Village at Nogalitos			\$1,400,000	\$1,400,000
City / County	San Antonio / Bexar				
Region/Area	9 / Urban				
Population	General				
Set-Aside	Non-Profit				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Gilbert Piette / Housing and Community Services, Inc. d/b/a Prospera Housing Community Services		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	12%
1	22	28%	40%	-	0%
2	48	62%	50%	32	41%
3	8	10%	60%	37	47%
4	-	0%	MR	-	0%
TOTAL	78	100%	TOTAL	78	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.21	Expense Ratio	60.4%
Breakeven Occ.	86.1%	Breakeven Rent	\$615
Average Rent	\$662	B/E Rent Margin	\$47
Property Taxes	\$423/unit	Exemption/PILOT	50%
Total Expense	\$4,553/unit	Controllable	\$3,050/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.5%		
Highest Unit Capture Rate	6%	2 BR/60%	23
Dominant Unit Cap. Rate	6%	2 BR/60%	23
Premiums (↑60% Rents)	# DIV/0!	# DIV/0!	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	853 SF	Density	51.5/acre
Acquisition		\$17K/unit	\$1,301K
Building Cost	\$107.13/SF	\$91K/unit	\$7,124K
Hard Cost		\$116K/unit	\$9,077K
Total Cost		\$215K/unit	\$16,760K
Developer Fee	\$1,800K	(17% Deferred)	Paid Year: 7
Contractor Fee	\$1,257K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Wells Fargo	40/40	4.95%	\$3,150,000	1.21	City of San Antonio	0/0	0.00%	\$500	1.21	Wells Fargo	\$13,298,670
										Deferred Developer Fee	\$310,980
TOTAL DEBT (Must Pay)			\$3,150,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$13,609,650
										TOTAL DEBT SOURCES	\$3,150,500
										TOTAL CAPITALIZATION	\$16,760,150

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.
 - b: Confirmation from the ESA provider of whether radon-resistant construction techniques or post-construction radon testing is required.
 - c: Pursuant to §10.402(d)(7), a letter from Applicant's Attorney, "...identifying the statutory basis for tax exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review.
 - d: Evidence of appropriate zoning for the proposed development.
- 2 Receipt and acceptance by Cost Certification:
 - a: Certification from Appraisal District that the property qualifies for property tax exemption.
 - b: Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - c: Architect certification that buildings were tested for the presence of radon and any recommended mitigation measures were implemented.
 - d: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

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

RISK PROFILE

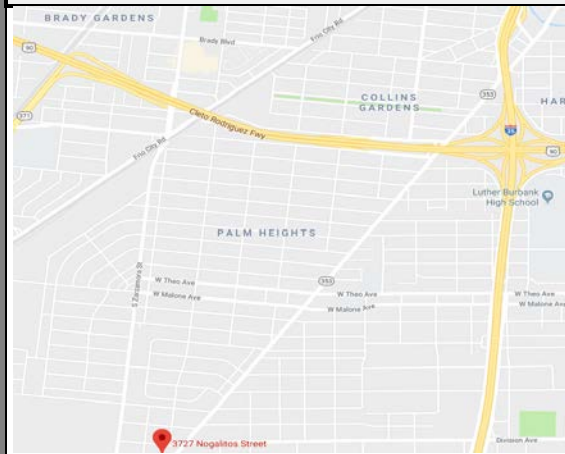
STRENGTHS/MITIGATING FACTORS

- Anticipated CHDO tax exemption
- Developer experience with building type
- Low capture rates
- Evidence of considerable neighborhood revitalization.

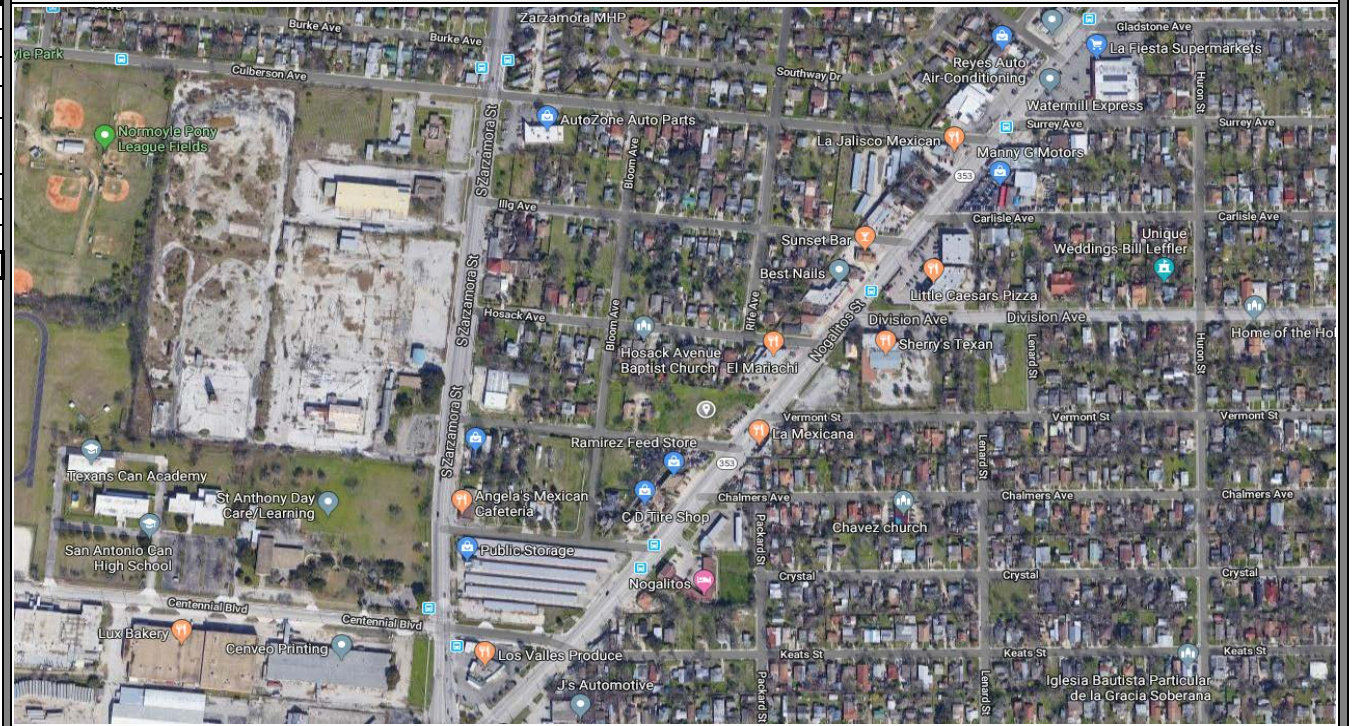
WEAKNESSES/RISKS

- Feasibility relies on tax exemption
- Inconvenient parking in a non-contiguous lot

AREA MAP



AERIAL PHOTOGRAPH(S)



19136 Luna Flats - Application Summary

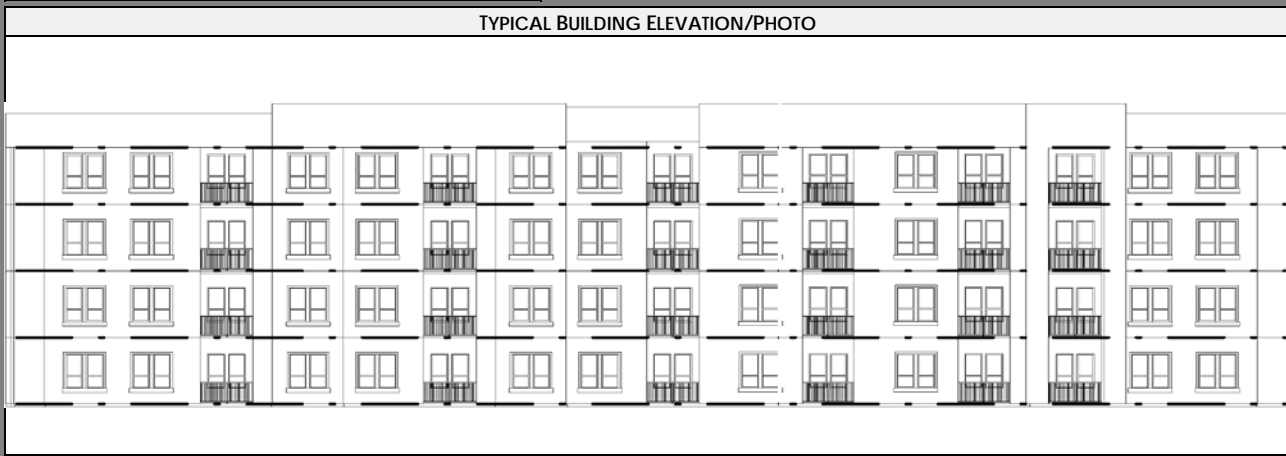
REAL ESTATE ANALYSIS DIVISION

July 17, 2019

PROPERTY IDENTIFICATION	
Application #	19136
Development	Luna Flats
City / County	San Antonio / Bexar
Region/Area	9 / Urban
Population	General
Set-Aside	General
Activity	New Construction

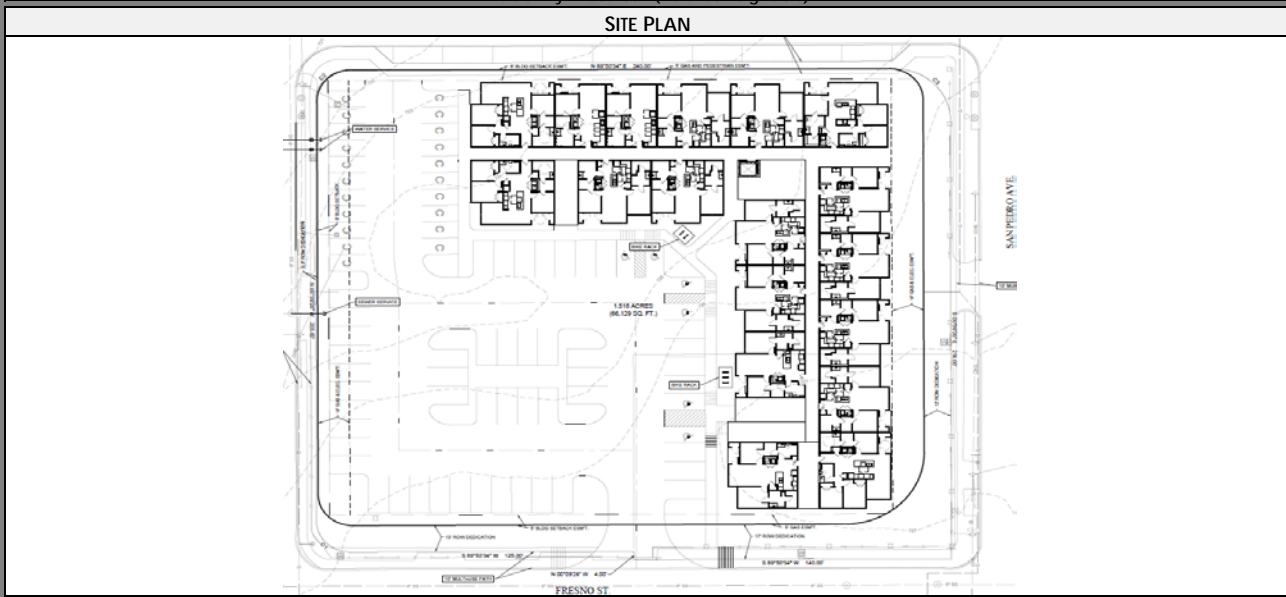
RECOMMENDATION					
TDHCA Program		Request	Recommended		
LIHTC (9% Credit)		\$1,500,000	\$1,500,000	\$21,739/Unit	\$0.92

KEY PRINCIPAL / SPONSOR		
Jason Arechiga / NRP Lone Star Development, LLC & John Kenny / San Antonio Housing Trust Public Facility Corp		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	7	10%
1	8	12%	40%	-	0%
2	46	67%	50%	28	41%
3	15	22%	60%	34	49%
4	-	0%	MR	-	0%
TOTAL	69	100%	TOTAL	69	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	57.8%
Breakeven Occ.	82.5%	Breakeven Rent	\$624
Average Rent	\$702	B/E Rent Margin	\$77
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,566/unit	Controllable	\$3,307/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	0.7%		
Highest Unit Capture Rate	3%	2 BR/50%	19
Dominant Unit Cap. Rate	3%	2 BR/60%	22
Premiums (↑60% Rents)	Yes	\$327/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	957 SF	Density	45.6/acre
Acquisition	\$55K/unit		\$3,810K
Building Cost	\$85.93/SF		\$5,672K
Hard Cost	\$115K/unit		\$7,952K
Total Cost	\$267K/unit		\$18,439K
Developer Fee	\$1,684K	(14% Deferred)	Paid Year: 4
Contractor Fee	\$1,050K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Community Bank of Texas	15/30	5.85%	\$2,300,000	1.41	City of San Antonio	0/0	0.00%	\$1,860,000	1.35	Hudson Housing Capital	\$13,798,620
City of San Antonio	30/30	0.00%	\$240,000	1.35	City of San Antonio Contribution	0/0	0.00%	\$500	1.35	Deferred Developer Fee	239828.00
TOTAL DEBT (Must Pay)			\$2,540,000		CASH FLOW DEBT / GRANTS			\$3,960,500		TOTAL EQUITY SOURCES	\$14,038,448
										TOTAL DEBT SOURCES	\$6,500,500
										TOTAL CAPITALIZATION	\$20,538,948

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Evidence of appropriate zoning for the proposed development.
- 2 Receipt and acceptance by Carryover:
 - a: Firm commitment from San Antonio for \$2,100,000 loan stating all terms and conditions; and identification of the source of the funds
- 3 Receipt and acceptance by 10% test:
 - a: Results of subsurface soil and groundwater investigation and vapor encroachment investigation, documentation of any additional cost required for any recommended remediation, and Architect certification that all recommended remediation measures are incorporated into the development plans.
 - b: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 4 Receipt and acceptance by Cost Certification:
 - a: Certification from Appraisal District that the property qualifies for property tax exemption.
 - b: Documentation that any recommended remediation measures from subsurface soil and groundwater investigation and vapor encroachment investigation were fully implemented.
 - c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - d: Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.

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

RISK PROFILE

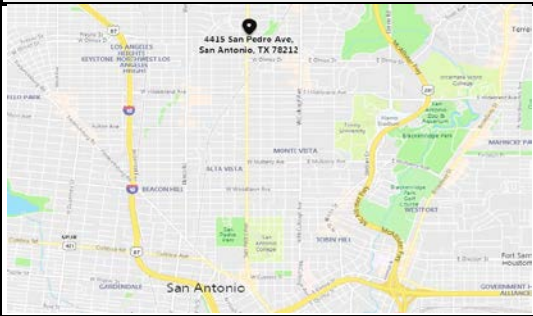
STRENGTHS/MITIGATING FACTORS

- Developer experienced in Texas with very comparable prototypes.
- 0.50% gross capture Rate, and all unit capture rates below 3%
- 3.6% Annual Growth of Renter Households
- Current waiting list for stabilized affordable properties in

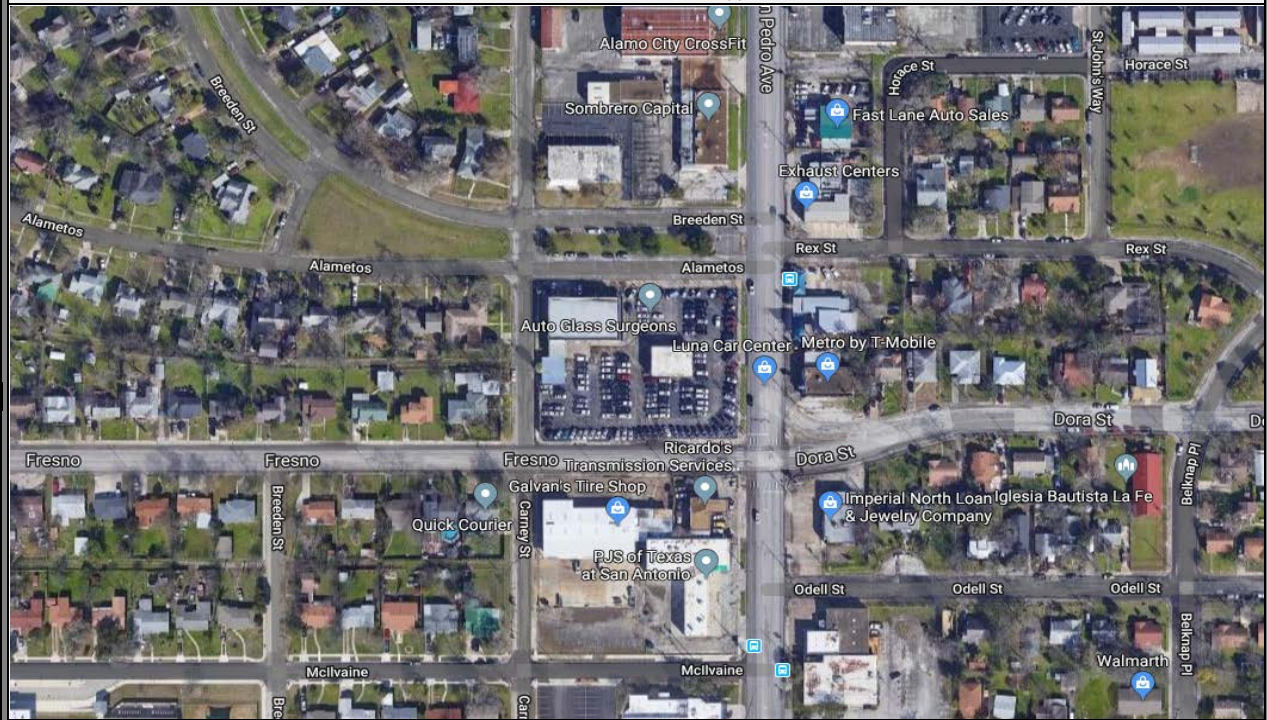
WEAKNESSES/RISKS

- Potential for unforeseen costs resulting from remediation of former auto repair lot.
- 196 competitive units are in development less than 1 mile outside of the PMA.
- Feasibility dependent on Property Tax exemption.
- PMA demographic forecasts show all new HH growth in PMA to be over income qualified.

AREA MAP



AERIAL PHOTOGRAPH(S)



19143 Reserve at New York - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 8, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19143	TDHCA Program	Request	Recommended	
Development	Reserve at New York	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$17,857/Unit \$0.94
City / County	Arlington / Tarrant				
Region/Area	3 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Brian McGeady - MVAH Partners LLC		
Sarah Andre - Structure Development		
Related Parties	Contractor - TBD	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

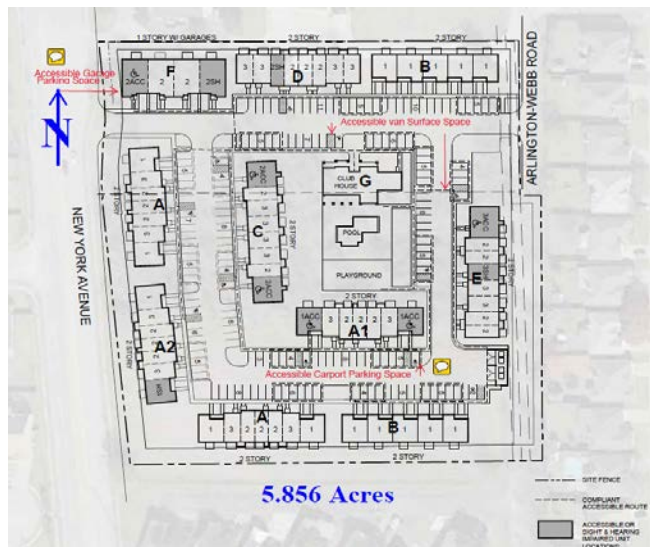


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	0%
1	36	43%	40%	-	11%
2	28	33%	50%	35	0%
3	20	24%	60%	40	42%
4	-	0%	MR	-	48%
TOTAL	84	100%	TOTAL	84	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.23	Expense Ratio	63.5%
Breakeven Occ.	86.1%	Breakeven Rent	\$694
Average Rent	\$747	B/E Rent Margin	\$53
Property Taxes	\$1,100/unit	Exemption/PILOT	0%
Total Expense	\$5,333/unit	Controllable	\$3,008/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	2.5%
Highest Unit Capture Rate	10% 1 BR/50% 15
Dominant Unit Cap. Rate	9% 1 BR/60% 17
Premiums (↑60% Rents)	N/A N/A
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,117 SF	Density	14.3/acre
Acquisition		\$07K/unit	\$600K
Building Cost	\$85.99/SF	\$96K/unit	\$8,071K
Hard Cost		\$124K/unit	\$10,388K
Total Cost		\$210K/unit	\$17,602K
Developer Fee	\$2,131K	(28% Deferred)	Paid Year: 12
Contractor Fee	\$1,454K	30% Boost	Yes

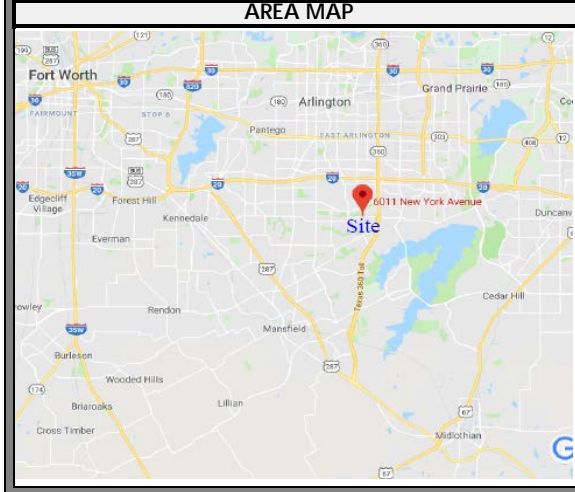
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
PNC Bank, N.A.	30/30	6.00%	\$2,900,000	1.23						PNC Bank, N.A.	\$14,098,590	
										MVAH Development LLC	\$603,467	
TOTAL DEBT (Must Pay)			\$2,900,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$14,702,057
											TOTAL DEBT SOURCES	\$2,900,000
											TOTAL CAPITALIZATION	\$17,602,057

CONDITIONS

- Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

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

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
o	Gross capture rate of 2.5% with unit capture rates only ranging from 1% to 10%
o	Affordable properties still monitored in the PMA average 100% occupancy
o	Units are larger than typical averaging 1,117 sf
o	Attractive one (1) and two (2) story townhome design should enhance leasing
WEAKNESSES/RISKS	
o	Interest rate sensitivity
o	Credit pricing sensitivity
o	High expense ratio



19159 Mid Tule Village Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

April 23, 2019

PROPERTY IDENTIFICATION	
Application #	19159
Development	Mid Tule Village Apartments
City / County	Tulia / Swisher
Region/Area	1 / Rural
Population	Elderly Preference
Set-Aside	At-Risk
Activity	Acquisition/Rehab (Built in 1983)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$610,398	\$610,398	\$12,208/Unit	\$0.85

KEY PRINCIPAL / SPONSOR		
National Church Residences		
Tracey Fine		
Related Parties	Contractor - TBD	Seller - No

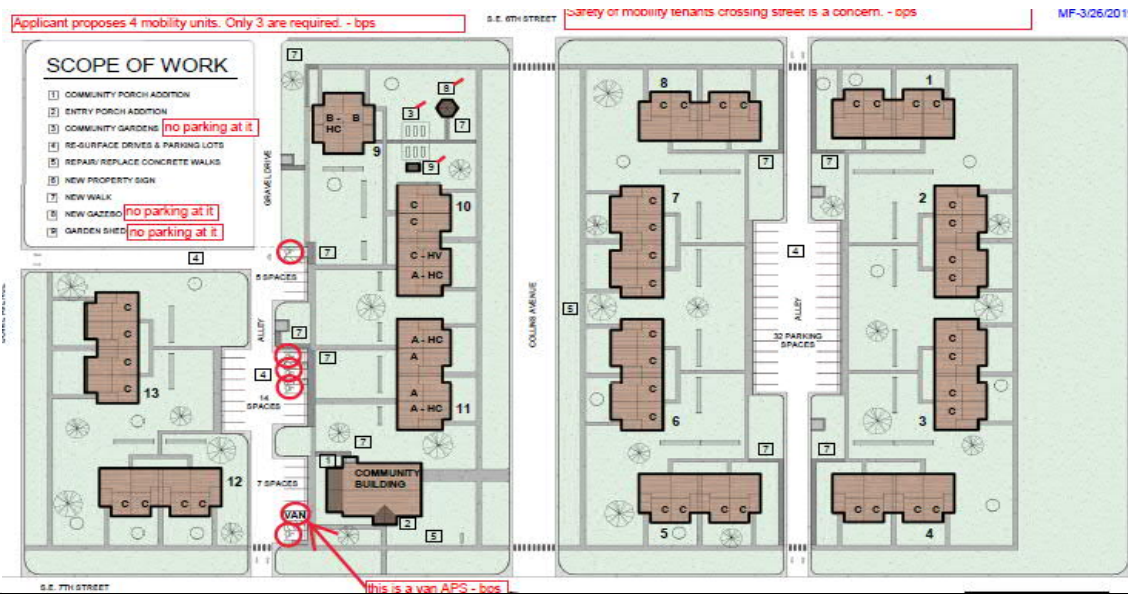
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	0%
1	48	96%	40%	-	8%
2	2	4%	50%	10	0%
3	-	0%	60%	35	20%
4	-	0%	EO	1	
TOTAL	50	100%	TOTAL	50	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.23	Expense Ratio	66.8%
Breakeven Occ.	89.1%	Breakeven Rent	\$671
Average Rent	\$716	B/E Rent Margin	\$45
Property Taxes	\$840/unit	Exemption/PILOT	0%
Total Expense	\$5,456/unit	Controllable	\$3,586/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	6.5%		
Highest Unit Capture Rate	13%	1 BR/50%	44
Dominant Unit Cap. Rate	13%	1 BR/50%	44
Premiums (↑60% Rents)	#DIV/0!	#DIV/0!	
Rent Assisted Units	49	98% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	671 SF	Density	9.3/acre
Acquisition		\$42K/unit	\$2,100K
Building Cost	\$64.08/SF	\$43K/unit	\$2,149K
Hard Cost		\$64K/unit	\$3,212K
Total Cost		\$156K/unit	\$7,779K
Developer Fee	\$680K	(40% Deferred)	Paid Year: 11
Contractor Fee	\$450K	30% Boost	Yes


REHABILITATION COSTS / UNIT			
Site Work	\$15K	24%	Finishes/Fixtures \$27K 42%
Building Shell	\$6K	9%	Amenities \$5K 8%
HVAC	\$3K	4%	Total Exterior \$26K 45%
Appliances	\$2K	4%	Total Interior \$32K 55%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
FHA 221(d)4 - Red/ORIX Capital	40/40	5.25%	\$1,770,000	1.23						NAHT	\$5,218,383
					City Permit fee waiver	0/0	0.00%	\$250	1.23	National Church Residences	\$275,106
					Existing Reserves 12/31/18	0/0	0.00%	\$350,060	1.23	Additional (Excess) Funds Req'd	(\$0)
					Construction Period Income	0/0	0.00%	\$165,000	1.23	TOTAL EQUITY SOURCES	\$5,493,489
TOTAL DEBT (Must Pay)			\$1,770,000		CASH FLOW DEBT / GRANTS			\$515,310		TOTAL DEBT SOURCES	\$2,285,310
										TOTAL CAPITALIZATION	\$7,778,799

CONDITIONS

- Receipt and acceptance by Commitment:
 - Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.

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

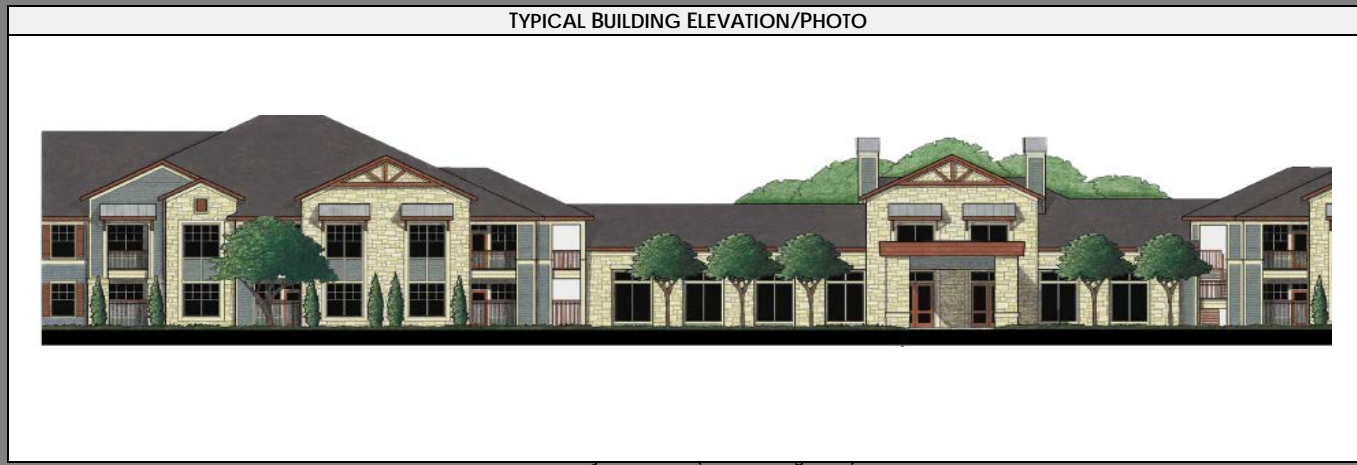
RISK PROFILE		AERIAL PHOTOGRAPH(S)
STRENGTHS/MITIGATING FACTORS		
<ul style="list-style-type: none"> ▫ 100% HAP Contract ▫ Experienced Developer 		
WEAKNESSES/RISKS		
<ul style="list-style-type: none"> ▫ Expense to Income Ratio 		
AREA MAP		
		

19166 Villas at Robinett - Application Summary

PROPERTY IDENTIFICATION	
Application #	19166
Development	Villas at Robinett
City / County	Killeen / Bell
Region/Area	8 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

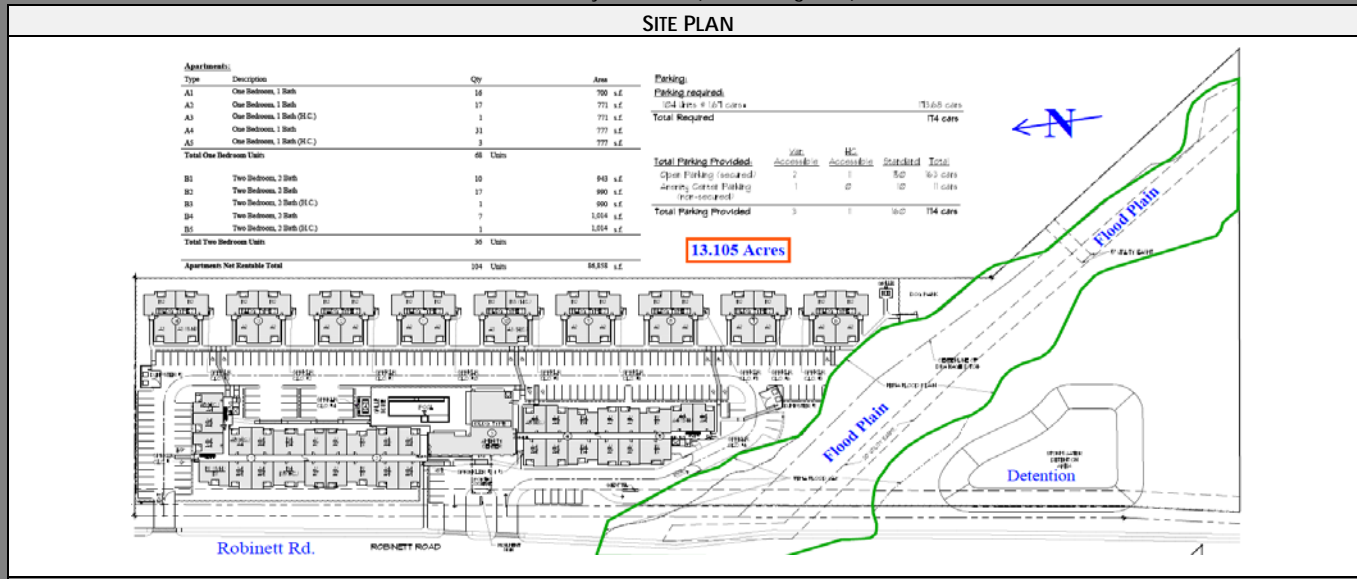
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$14,423/Unit	\$0.89

KEY PRINCIPAL / SPONSOR		
Donna Rickenbacker / DWR Development Group		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	0%
1	68	65%	40%	-	10%
2	36	35%	50%	19	0%
3	-	0%	60%	62	18%
4	-	0%	MR	13	60%
TOTAL	104	100%	TOTAL	104	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.20	Expense Ratio	61.4%
Breakeven Occ.	86.5%	Breakeven Rent	\$588
Average Rent	\$629	B/E Rent Margin	\$41
Property Taxes	\$628/unit	Exemption/PILOT	0%
Total Expense	\$4,387/unit	Controllable	\$2,773/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	4.3%		
Highest Unit Capture Rate	11%	1 BR/60%	43
Dominant Unit Cap. Rate	11%	1 BR/60%	43
Premiums (↑60% Rents)	Yes	\$39/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten	Applicant's Costs		
Avg. Unit Size	835 SF	Density	7.9/acre
Acquisition	\$10K/unit	\$1,000K	
Building Cost	\$90.00/SF	\$75K/unit	\$7,817K
Hard Cost	\$102K/unit		\$10,615K
Total Cost	\$169K/unit, \$17,571K		
Developer Fee	\$2,039K	(35% Deferred)	Paid Year: 14
Contractor Fee	\$1,486K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BBVA Compass	18/35	6.00%	\$3,500,000	1.20	City of Killeen	0/0	0.00%	\$1,000	1.20	Hudson Housing Capital	\$13,348,665
										DWR Development Group, LLC	\$721,209
TOTAL DEBT (Must Pay)			\$3,500,000		CASH FLOW DEBT / GRANTS			\$1,000		TOTAL EQUITY SOURCES	\$14,069,874
										TOTAL DEBT SOURCES	\$3,501,000
										TOTAL CAPITALIZATION	\$17,570,874

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Evidence of appropriate zoning for the proposed development.
 - b: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.
- 2 Receipt and acceptance by Cost Certification:
 - a: Architect or engineer certification (including a Letter of Map Amendment "LOMA" or Letter of Map Revision "LOMR-F") indicating that the development is not within the 100 year floodplain; or that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives, parking and amenities are not more than 6 inches below the floodplain.
 - b: For any buildings remaining in the floodplain, documentation that flood insurance is in place both for the buildings and for the residents' personal property at the property owner's expense; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force until such time that the buildings are officially designated as no longer in a floodplain.

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

RISK PROFILE

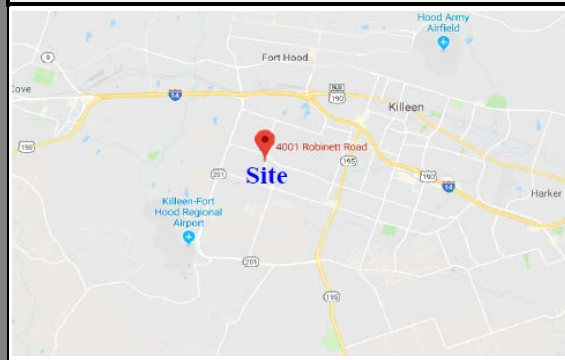
STRENGTHS/MITIGATING FACTORS

- Gross capture rate of 4.3% with unit capture rates only ranging from 3% to 11%
- Stabilized affordable properties in the PMA average 100% occupancy
- Attractive design should enhance marketability
- Developer experience

WEAKNESSES/RISKS

- Interest rate sensitivity
- Usable acreage limited by location of creek that bisects property

AREA MAP



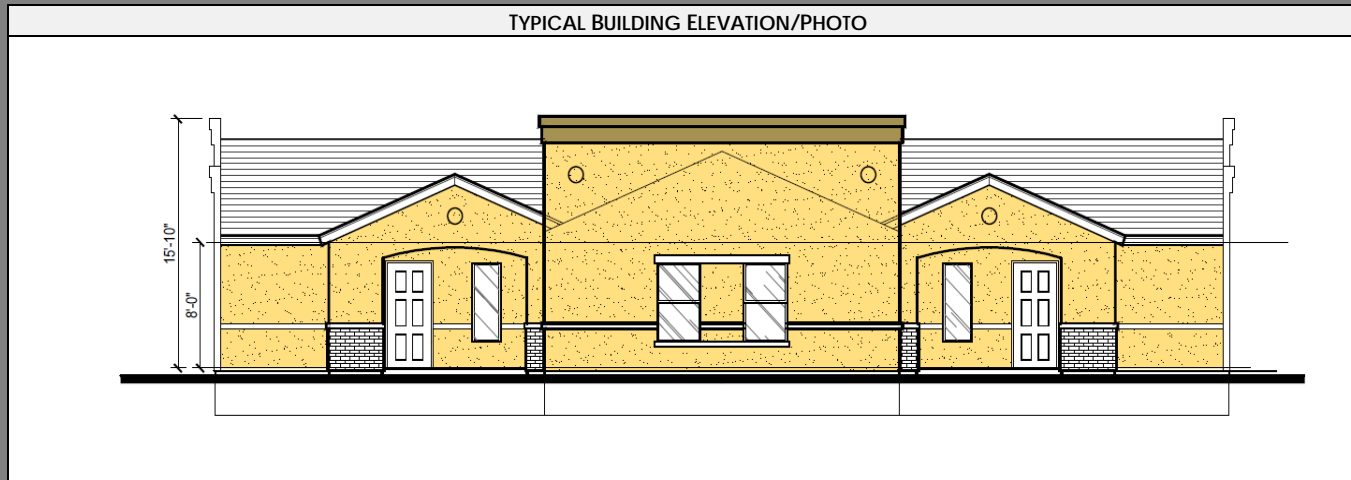
AERIAL PHOTOGRAPH(S)



19176 Anthony Palms - Application Summary

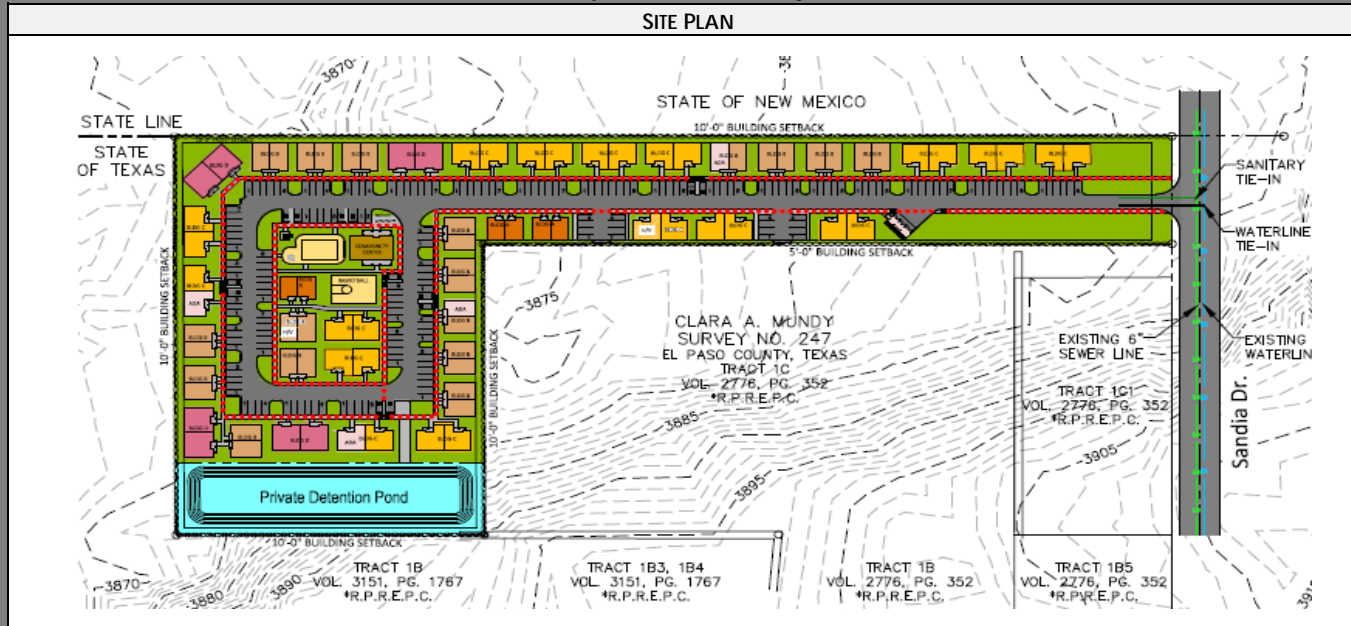
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19176	TDHCA Program	Request	Recommended	
Development	Anthony Palms	LIHTC (9% Credit)	\$900,000	\$900,000	\$11,250/Unit \$0.92
City / County	Anthony / El Paso				
Region/Area	13 / Rural				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Tropicana Properties Bobby Bowling Jr. Demetrio Jimenez		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	8%
1	6	8%	40%	-	0%
2	34	43%	50%	16	20%
3	32	40%	60%	58	73%
4	8	10%	MR	-	0%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.19	Expense Ratio	56.3%
Breakeven Occ.	86.1%	Breakeven Rent	\$603
Average Rent	\$650	B/E Rent Margin	\$46
Property Taxes	\$663/unit	Exemption/PILOT	0%
Total Expense	\$4,181/unit	Controllable	\$2,485/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		7.1%	
Highest Unit Capture Rate	25%	2 BR/60%	30
Dominant Unit Cap. Rate	25%	2 BR/60%	30
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	970 SF	Density	10.0/acre
Acquisition		\$07K/unit	\$597K
Building Cost	\$78.15/SF	\$76K/unit	\$6,065K
Hard Cost		\$92K/unit	\$7,340K
Total Cost		\$147K/unit	\$11,793K
Developer Fee	\$1,418K	(22% Deferred)	Paid Year: 7
Contractor Fee	\$1,027K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
BBVA	18/35	6.00%	\$3,200,000	1.19						Richman Group	\$8,280,000	
										Anthony Palms, LTD	\$313,366	
TOTAL DEBT (Must Pay)			\$3,200,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$8,593,366
											TOTAL DEBT SOURCES	\$3,200,000
											TOTAL CAPITALIZATION	\$11,793,366

CONDITIONS

1 Receipt and acceptance by Commitment:

- : A statement from the ESA provider that address the rule §11.305. Environmental Site Assessment Rules and Guidelines. (b) (7) :identify and assess the presence of oil, gas or chemical pipelines, processing facilities, storage facilities or other potentially hazardous explosive activities on-site or in the general area of the site that could potentially adversely impact the Development. Location of these items must be shown on a drawing or map in relation to the Development Site and all existing or future improvement. The drawing must depict any blast zones (in accordance with HUD guidelines) and include HUD blast zone calculations.

2 Receipt and acceptance by Cost Certification:

- : Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans with regards to Highway 10 and any other potential noise sources.

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

RISK PROFILE

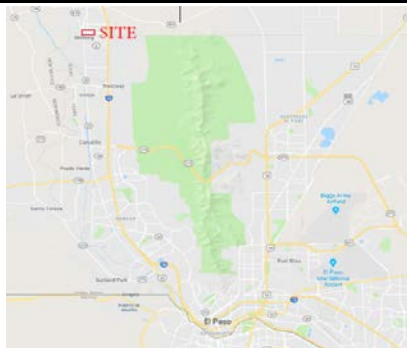
STRENGTHS/MITIGATING FACTORS

- Developer Experience
- Canutillo Palms (7 miles south) is 100% occupied
- Additional demand from Anthony, New Mexico
- Site visibility right off the highway

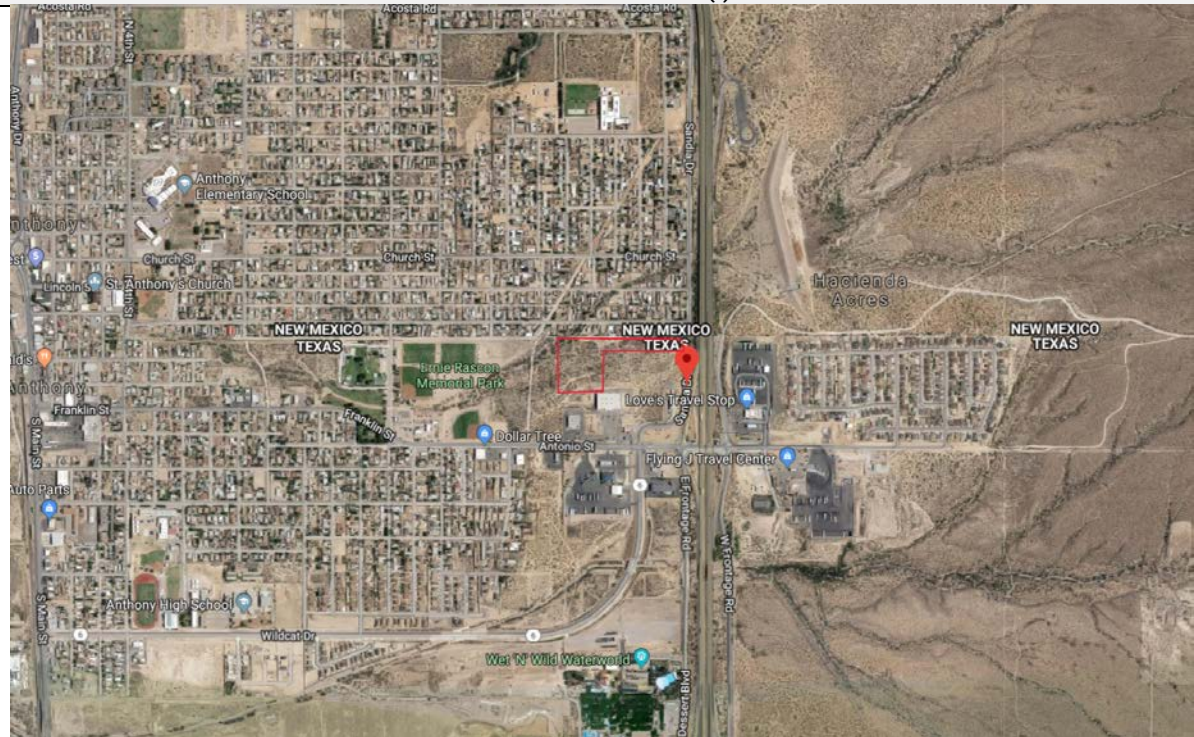
WEAKNESSES/RISKS

- Near other Palms properties, could affect marketing
- High unit capture rates for 2BR and 3BR at 60% AMI

AREA MAP



AERIAL PHOTOGRAPH(s)



19179 Riverwood Commons II- Application Summary

REAL ESTATE ANALYSIS DIVISION

July 16, 2019

PROPERTY IDENTIFICATION	
Application #	19179
Development	Riverwood Commons II
City / County	Bastrop / Bastrop
Region/Area	7 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

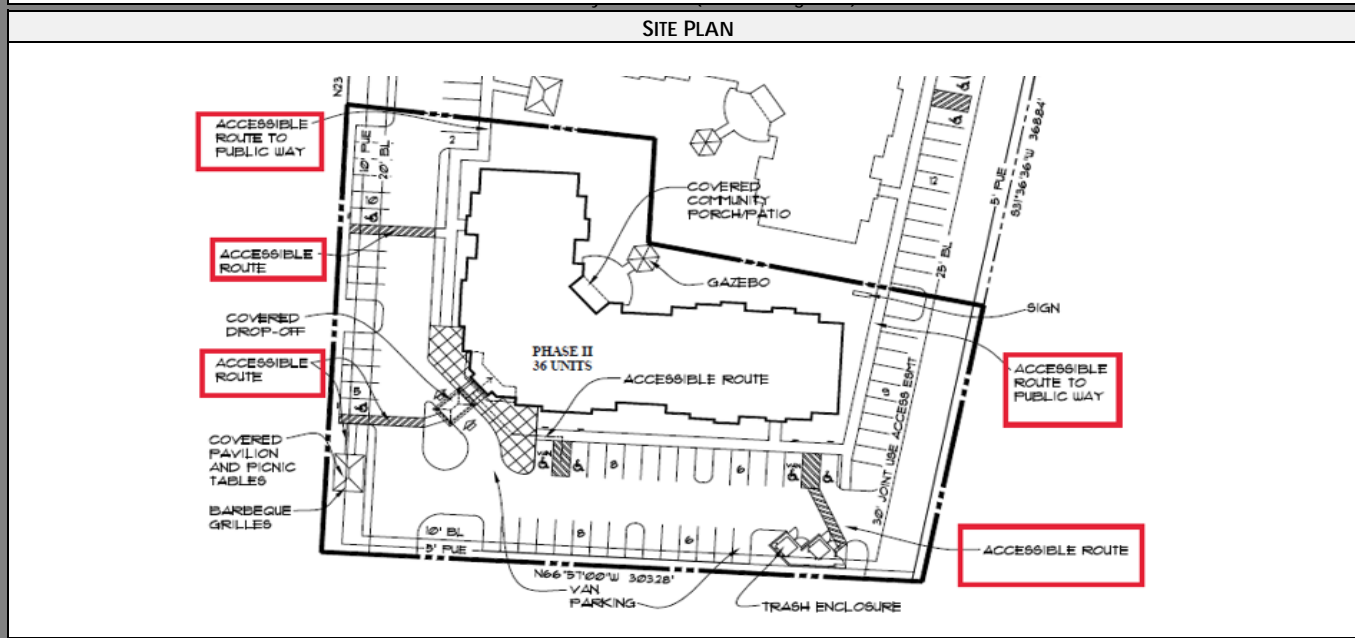
RECOMMENDATION						
TDHCA Program	Request	Recommended				
LIHTC (9% Credit)	\$600,000	\$600,000	\$16,667/Unit	\$0.87		
	Amount	Rate	Amort	Term	Lien	
MF Direct Loan Const. to Perm. (Repayable)	\$3,000,000	2.00%	30	30	1	

KEY PRINCIPAL / SPONSOR		
JES Holdings, LLC Brian Kimes Jim Markel John Guttman		
Related Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	8%
1	11	31%	40%	-	0%
2	25	69%	50%	8	22%
3	-	0%	60%	25	69%
4	-	0%	MR	-	0%
TOTAL	36	100%	TOTAL	36	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.30	Expense Ratio	✓ 53.3%
Breakeven Occ.	✓ 82.6%	Breakeven Rent	\$815
Average Rent	\$914	B/E Rent Margin	✓ \$99
Property Taxes	\$793/unit	Exemption/PILOT	0%
Total Expense	\$5,466/unit	Controllable	\$3,514/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			✓ 0.5%
Highest Unit Capture Rate	✓ 2%	2 BR/60%	17
Dominant Unit Cap. Rate	✓ 2%	2 BR/60%	17
Premiums (↑60% Rents)	N/A		
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	881 SF	Density	24.6/acre
Acquisition		\$11K/unit	\$393K
Building Cost	\$121.59/SF	\$107K/unit	\$3,855K
Hard Cost		\$134K/unit	\$4,807K
Total Cost		\$235K/unit	\$8,448K
Developer Fee	\$1,231K	(6% Deferred)	Paid Year: 2
Contractor Fee	\$673K	30% Boost	Yes

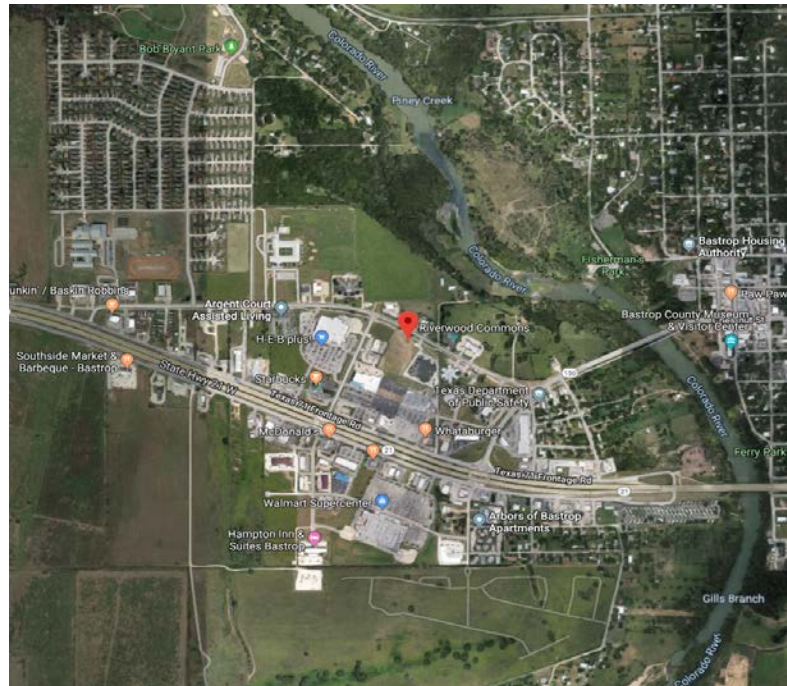
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
TDHCA	30/30	2.00%	\$3,000,000	1.30	various contractors and service providers	0/0	0.00%	\$152,000	1.30	Affordable Equity Partners, Inc.	\$5,218,956	
										JES Dev Co., Inc.	\$76,864	
TOTAL DEBT (Must Pay)			\$3,000,000		CASH FLOW DEBT / GRANTS				\$152,000		TOTAL EQUITY SOURCES	\$5,295,820
											TOTAL DEBT SOURCES	\$3,152,000
											TOTAL CAPITALIZATION	\$8,447,820

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA MDL at a 1.15 DCR.
 - e: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
 - f: Updated TDHCA application exhibits (rent schedule, operating expenses, long-term pro forma, development cost schedule, schedule of sources)

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

AERIAL PHOTOGRAPH(S)



RISK PROFILE

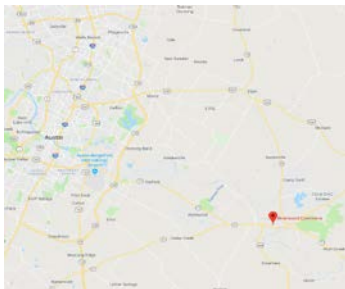
STRENGTHS/MITIGATING FACTORS

- Riverwood Commons I has 2% vacancy rate
- High Visibility with Phase I
- Attractive Design
- Experienced Developer

WEAKNESSES/RISKS

- Low rents being achieved at Riverwood Commons I
- 70% of units are 2 BR

AREA MAP



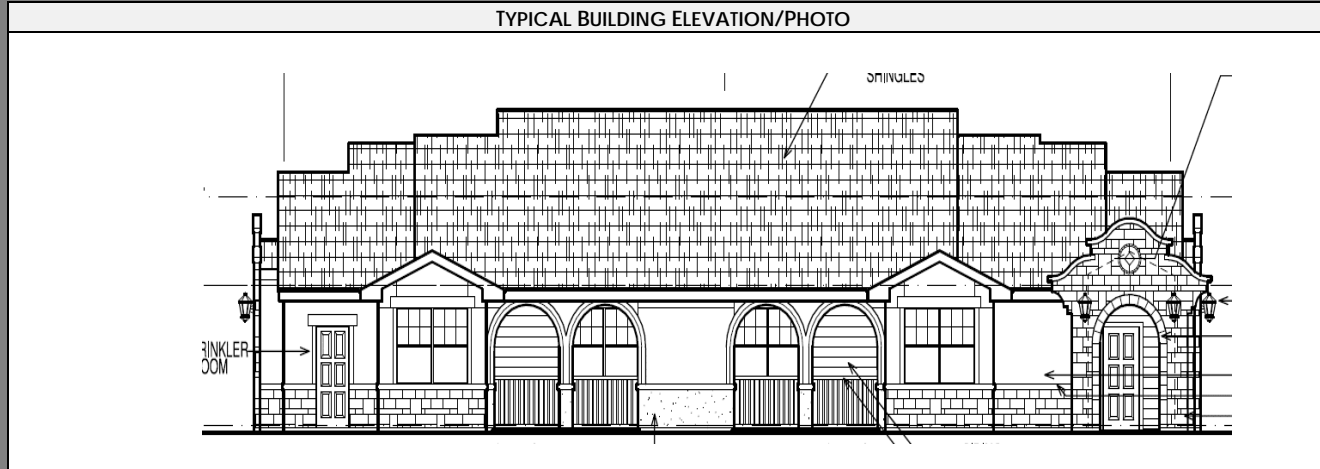
19202 Heritage Heights at Big Spring - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 20, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	19202	TDHCA Program	Request	Recommended			
Development	Heritage Heights at Big Spring	LIHTC (9% Credit)	\$900,000	\$900,000	\$13,636/Unit	\$0.83	
City / County	Big Spring / Howard		Amount	Rate	Amort	Term	Lien
Region/Area	12 / Rural	MF Direct Loan Const. to Perm. (Repayable)	\$2,745,000	2.50%	30	30	1
Population	Elderly Limitation						
Set-Aside	At-Risk						
Activity	New Construction						

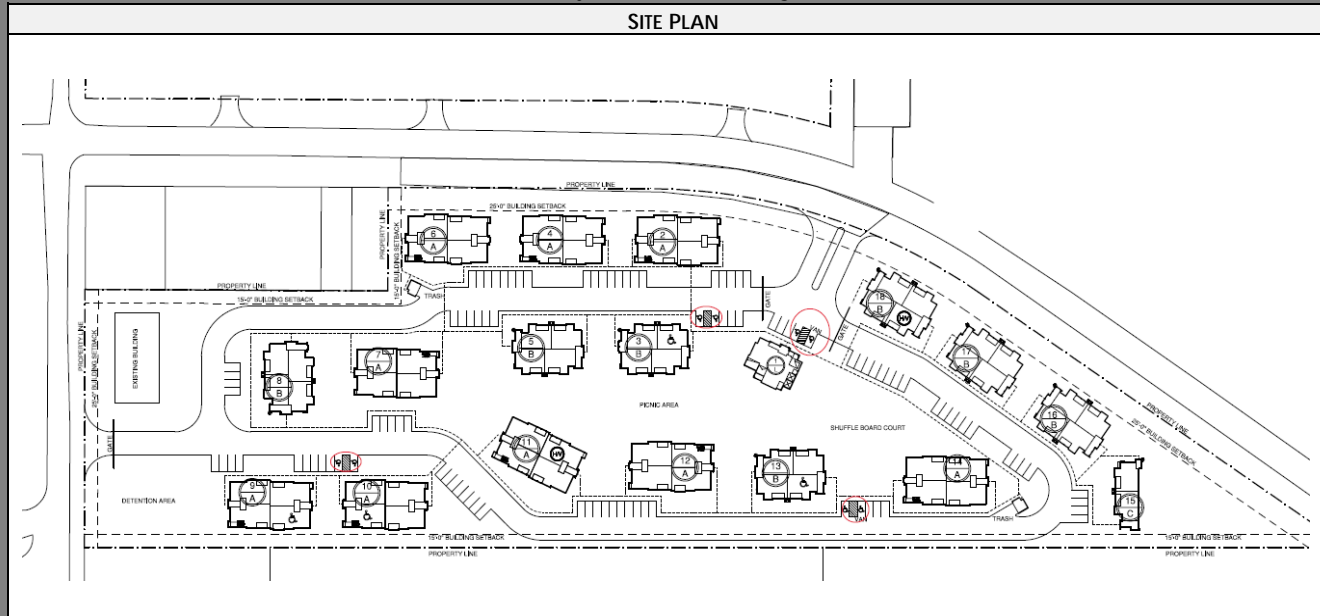
KEY PRINCIPAL / SPONSOR		
Generation Housing Development, LLC		
Adrian Iglesias		
Chris Applequist		
Audrey Martin (Consultant)		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	5	8%
1	30	45%	40%	-	0%
2	36	55%	50%	14	21%
3	-	0%	60%	47	71%
4	-	0%	MR	-	0%
TOTAL	66	100%	TOTAL	66	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	64.3%
Breakeven Occ.	83.9%	Breakeven Rent	\$600
Average Rent	\$662	B/E Rent Margin	\$62
Property Taxes	\$726/unit	Exemption/PILOT	0%
Total Expense	\$4,801/unit	Controllable	\$3,052/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	3.1%
Highest Unit Capture Rate	11% 2 BR/60% 28
Dominant Unit Cap. Rate	11% 2 BR/60% 28
Premiums (↑60% Rents)	N/A N/A
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	867 SF	Density	7.0/acre
Acquisition	\$06K/unit		\$375K
Building Cost	\$83.11/SF		\$4,758K
Hard Cost	\$93K/unit		\$6,149K
Total Cost	\$157K/unit		\$10,381K
Developer Fee	\$1,230K (2% Deferred)		Paid Year: 1
Contractor Fee	\$861K	30% Boost	Yes

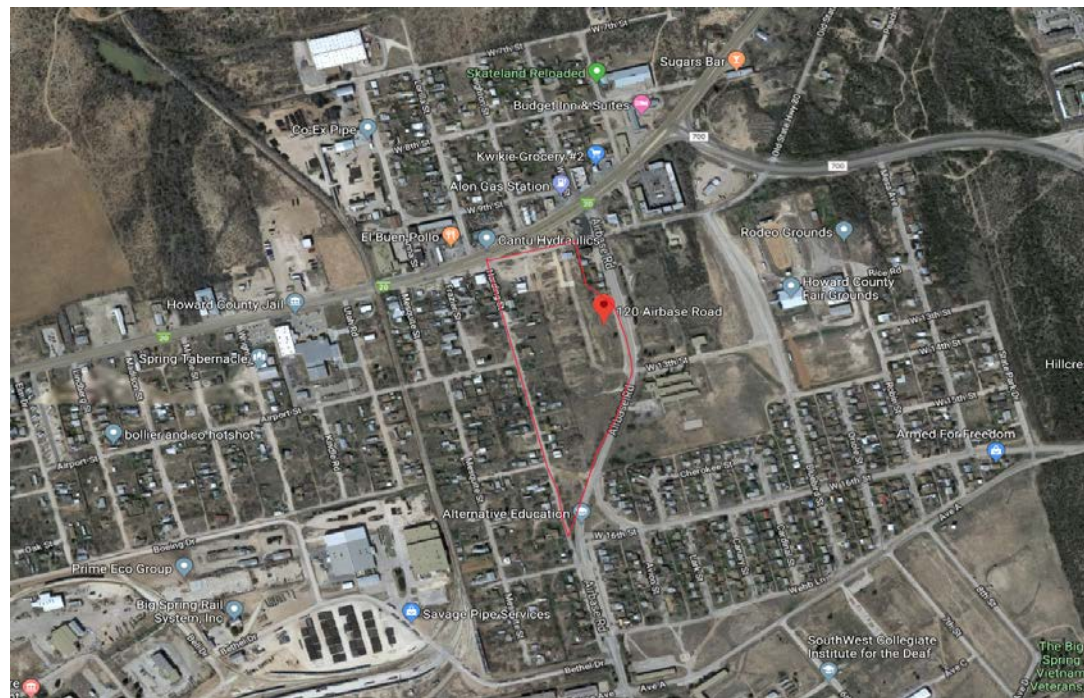
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
TDHCA	30/30	2.50%	\$2,745,000	1.35	City of Big Spring	0/0	0.00%	\$250	1.35	National Equity Fund	\$7,469,253
					BGO Architects	0/0	0.00%	\$137,250	1.35	TX Big Spring Development	\$29,664
TOTAL DEBT (Must Pay)			\$2,745,000		CASH FLOW DEBT / GRANTS			\$137,500		TOTAL EQUITY SOURCES	\$7,498,917
TOTAL DEBT SOURCES											\$2,882,500
TOTAL CAPITALIZATION											\$10,381,417

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos was performed on the existing building prior to renovation or demolition activities, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - b: Evidence that the units and buildings have met the requirements for use of a Green Discount Utility Allowance.

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

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- No elderly LIHTC developments in Big Spring
- Affordable properties in area are 99% occupied

WEAKNESSES/RISKS

- Feasibility dependent on MFDL loan at 2.5%
- Feasibility dependent on Green Discount Utility
- 64% expense-to-income ratio

AREA MAP



19208 Trail Village - Application Summary

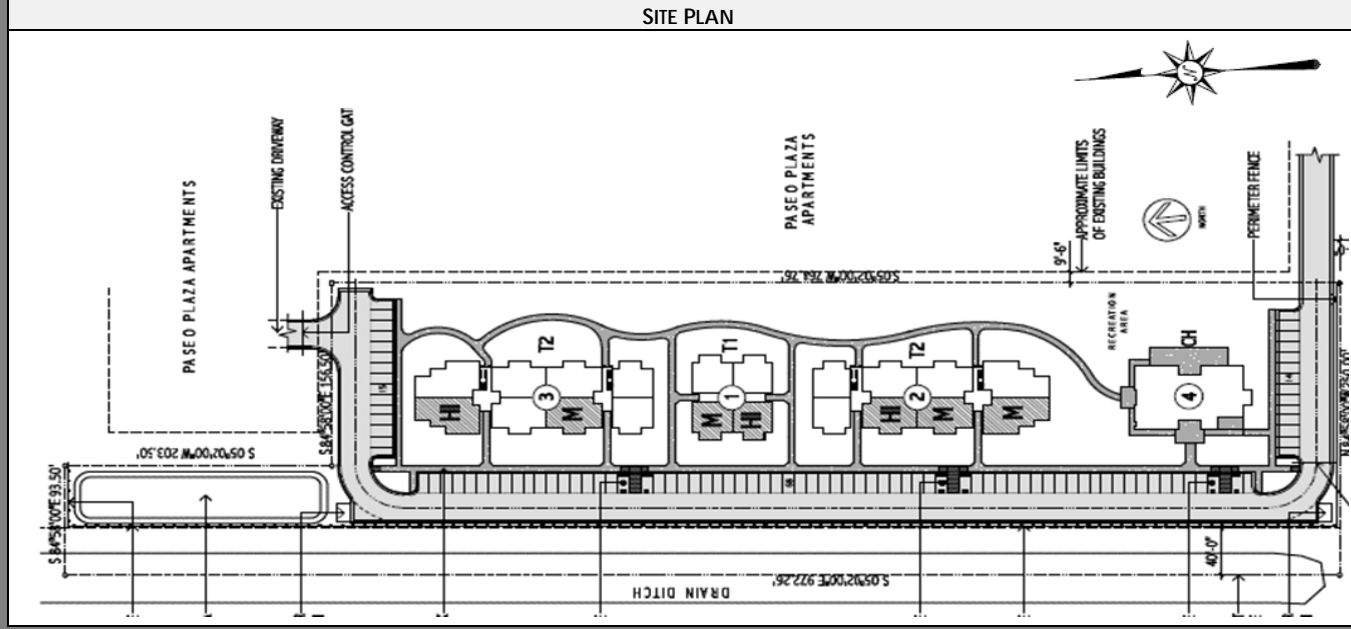
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19208	TDHCA Program	Request	Recommended	
Development	Trail Village	LIHTC (9% Credit)	\$1,045,000	\$999,461	\$20,822/Unit \$0.89
City / County	Brownsville / Cameron				
Region/Area	11 / Urban				
Population	General				
Set-Aside	At-Risk				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Brownsville Housing Authority Carla Mancha - Chief Executive Officer		
Related Parties	Contractor - TBD	Seller - n/a



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	21%
1	12	25%	40%	-	0%
2	24	50%	50%	10	21%
3	12	25%	60%	28	58%
4	-	0%	MR	-	0%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	N/A	Expense Ratio	82.5%
Breakeven Occ.	88.3%	Breakeven Rent	\$636
Average Rent	\$666	B/E Rent Margin	\$31
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$6,146/unit	Controllable	\$3,440/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			1.1%
Highest Unit Capture Rate	2%	2 BR/50%	19
Dominant Unit Cap. Rate	2%	2 BR/50%	19
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	48	100% Total Units	

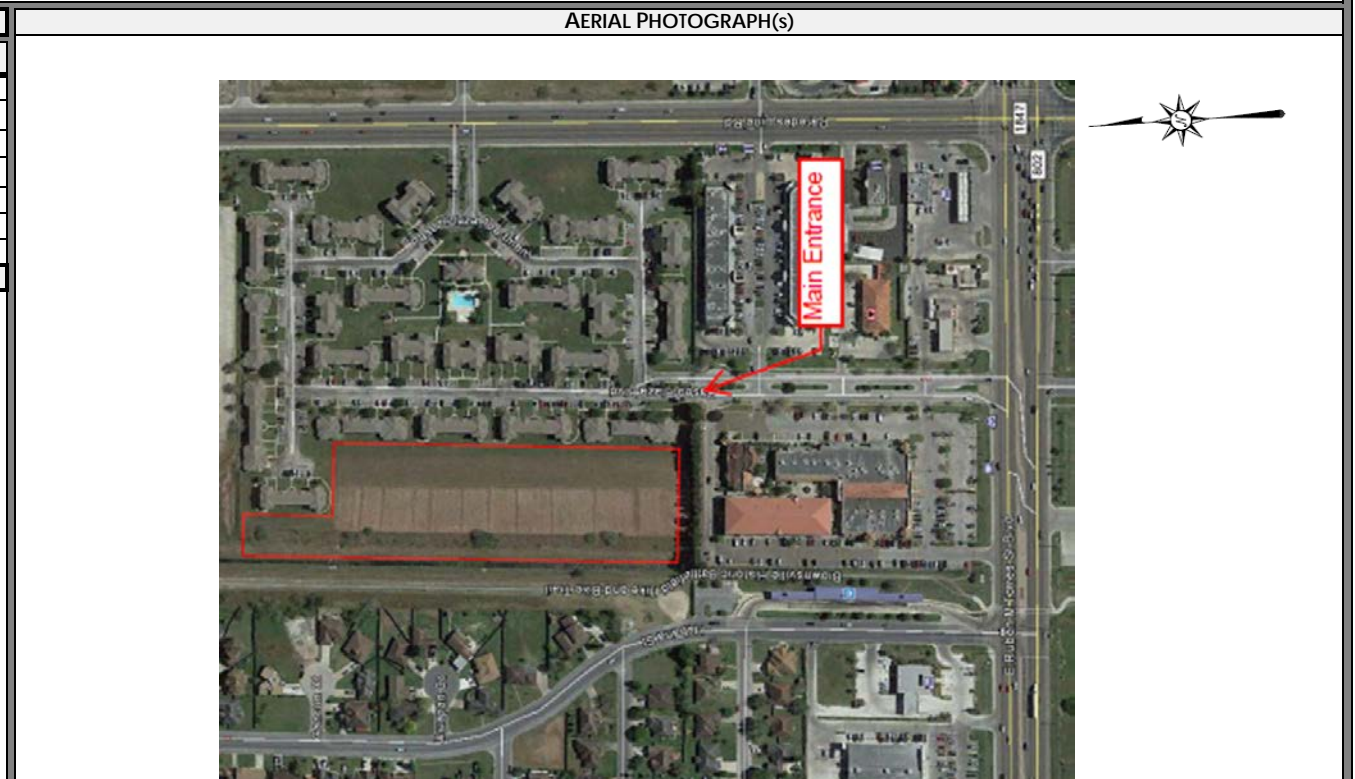
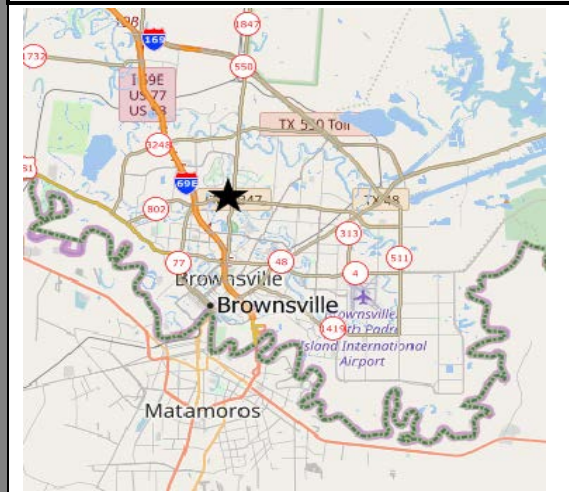
DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,020 SF	Density	9.9/acre
Acquisition	\$00K/unit		\$K
Building Cost	\$86.80/SF	\$89K/unit	\$4,250K
Hard Cost		\$115K/unit	\$5,518K
Total Cost		\$198K/unit	\$9,506K
Developer Fee	\$1,500K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$770K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Adjustment to Debt Per §11.302(c)(2)	30/30	6.50%	\$610,000	NA	City of Brownsville	0/0	0.00%	\$1,000	1.35	42 Equity Partners	\$8,895,200
										Trail Village BHOC Dev, LLC	
										TOTAL EQUITY SOURCES	\$8,895,200
										TOTAL DEBT SOURCES	\$1,221,000
TOTAL DEBT (Must Pay)			\$610,000		CASH FLOW DEBT / GRANTS			\$1,000		TOTAL CAPITALIZATION	\$10,116,200

- 1 Receipt and acceptance by Commitment:
 - Pursuant to §10.402(d)(7), a letter from Applicant's Attorney, "...identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review.
- 2 Receipt and acceptance by 10% test:
 - HUD approval of RAD conversion including a commitment to enter into the Housing Assistance Payment contract (or executed CHAP or similar agreement), HUD approved rents and operating budget.
- 3 Receipt and acceptance by Cost Certification:
 - Certification from Appraisal District that the property qualifies for property tax exemption.

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

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	100% RAD Rental Assistance
▫	Property tax exemption
▫	Sponsor committed to provide operating subsidy
▫	No market risk
WEAKNESSES/RISKS	
▫	High expense-to-income ratio

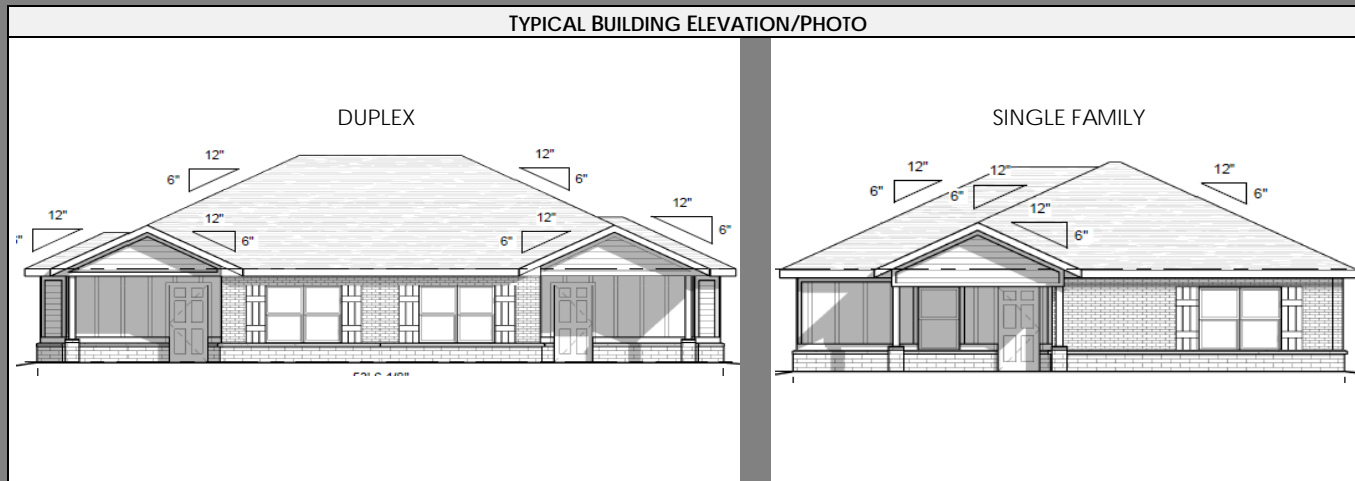


19223 Bamboo Estates - Application Summary

PROPERTY IDENTIFICATION	
Application #	19223
Development	Bamboo Estates
City / County	Progreso / Hidalgo
Region/Area	11 / Rural
Population	General
Set-Aside	Non-Profit
Activity	New Construction

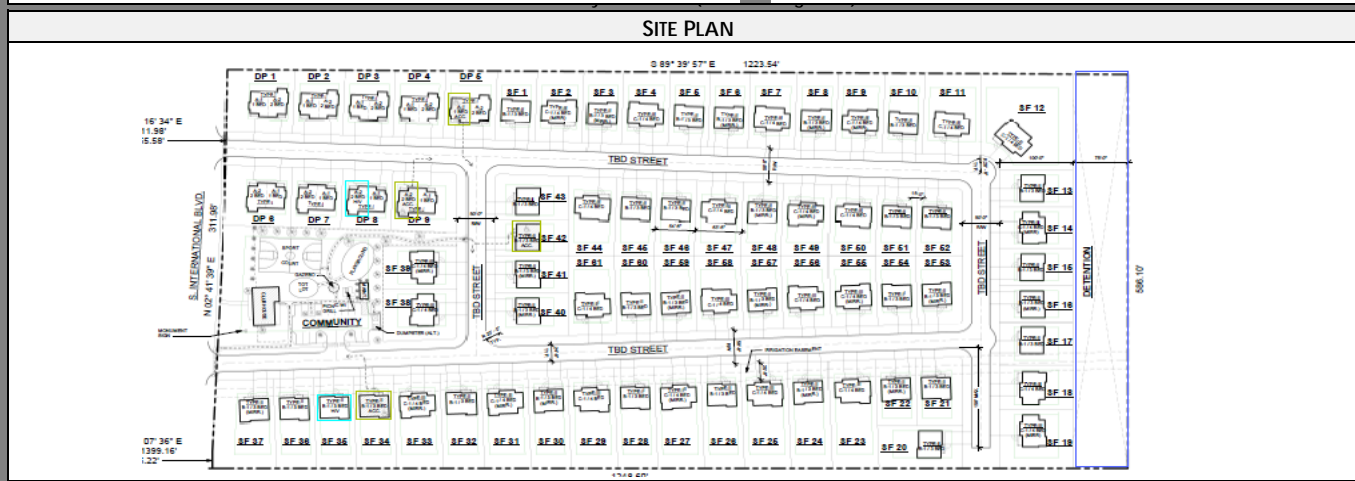
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,300,000	\$1,300,000	\$16,456/Unit	\$0.90

KEY PRINCIPAL / SPONSOR		
South Texas Collaborative for Housing - Sunny K. Philip		
South Texas Emerging Markets Development Fund - Brad Sheilds		
Related Parties	Contractor - No	Seller - no



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	10%
1	9	11%	40%	-	0%
2	9	11%	50%	30	38%
3	36	46%	60%	37	47%
4	25	32%	MR	4	5%
TOTAL	79	100%	TOTAL	79	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.20	Expense Ratio	57.0%
Breakeven Occ.	85.9%	Breakeven Rent	\$599
Average Rent	\$645	B/E Rent Margin	\$47
Property Taxes	\$424/unit	Exemption/PILOT	50%
Total Expense	\$4,159/unit	Controllable	\$2,664/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		3.3%	
Highest Unit Capture Rate	25%	4 BR/50%	#N/A
Dominant Unit Cap. Rate	13%	3 BR/60%	19
Premiums (↑60% Rents)	Yes	\$142/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,154 SF	Density	4.7/acre
Acquisition		\$09K/unit	\$738K
Building Cost	\$75.62/SF	\$87K/unit	\$6,897K
Hard Cost		\$117K/unit	\$9,262K
Total Cost		\$199K/unit	\$15,694K
Developer Fee	\$1,852K	(27% Deferred)	Paid Year: 11
Contractor Fee	\$1,292K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Harper Capital Partners	40/40	4.80%	\$3,518,637	1.20	City of Progreso Waiver	0/0	0.00%	\$300	1.20	Hunt Capital Partners	\$11,680,475
										Deferred Developer Fee	\$494,761
TOTAL DEBT (Must Pay)			\$3,518,637		CASH FLOW DEBT / GRANTS			\$300		TOTAL EQUITY SOURCES	\$12,175,236
										TOTAL DEBT SOURCES	\$3,518,937
										TOTAL CAPITALIZATION	\$15,694,173

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.
- 2 Receipt and acceptance by 10% test:
 - a: Final site plan clearly depicting the reduced/final acreage as will be encumbered by LURA after dedication for Road Right of Ways and easements for utilities.
 - b: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 3 Receipt and acceptance by Cost Certification:
 - Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

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

	AERIAL PHOTOGRAPH(S)																				
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">RISK PROFILE</th> </tr> </thead> <tbody> <tr> <td colspan="2">STRENGTHS/MITIGATING FACTORS</td> </tr> <tr> <td>▫ Developer experience</td> <td></td> </tr> <tr> <td>▫ No other LIHTC development in immediate area</td> <td></td> </tr> <tr> <td>▫ capture rate</td> <td></td> </tr> <tr> <td>▫ Architectural design should compete well in market</td> <td></td> </tr> <tr> <td colspan="2">WEAKNESSES/RISKS</td> </tr> <tr> <td>▫ Feasibility dependent on tax exemption</td> <td></td> </tr> <tr> <td>▫ DCR underwritten at 1.15</td> <td></td> </tr> <tr> <td>▫ \$45K in 15 year cash flow</td> <td></td> </tr> </tbody> </table>	RISK PROFILE		STRENGTHS/MITIGATING FACTORS		▫ Developer experience		▫ No other LIHTC development in immediate area		▫ capture rate		▫ Architectural design should compete well in market		WEAKNESSES/RISKS		▫ Feasibility dependent on tax exemption		▫ DCR underwritten at 1.15		▫ \$45K in 15 year cash flow		
RISK PROFILE																					
STRENGTHS/MITIGATING FACTORS																					
▫ Developer experience																					
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<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">AREA MAP</th> </tr> </thead> <tbody> <tr> <td colspan="2"> </td> </tr> </tbody> </table>	AREA MAP																				
AREA MAP																					

19225 Rosewood Senior Villas - Application Summary

PROPERTY IDENTIFICATION	
Application #	19225
Development	Rosewood Senior Villas
City / County	Tyler / Smith
Region/Area	4 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

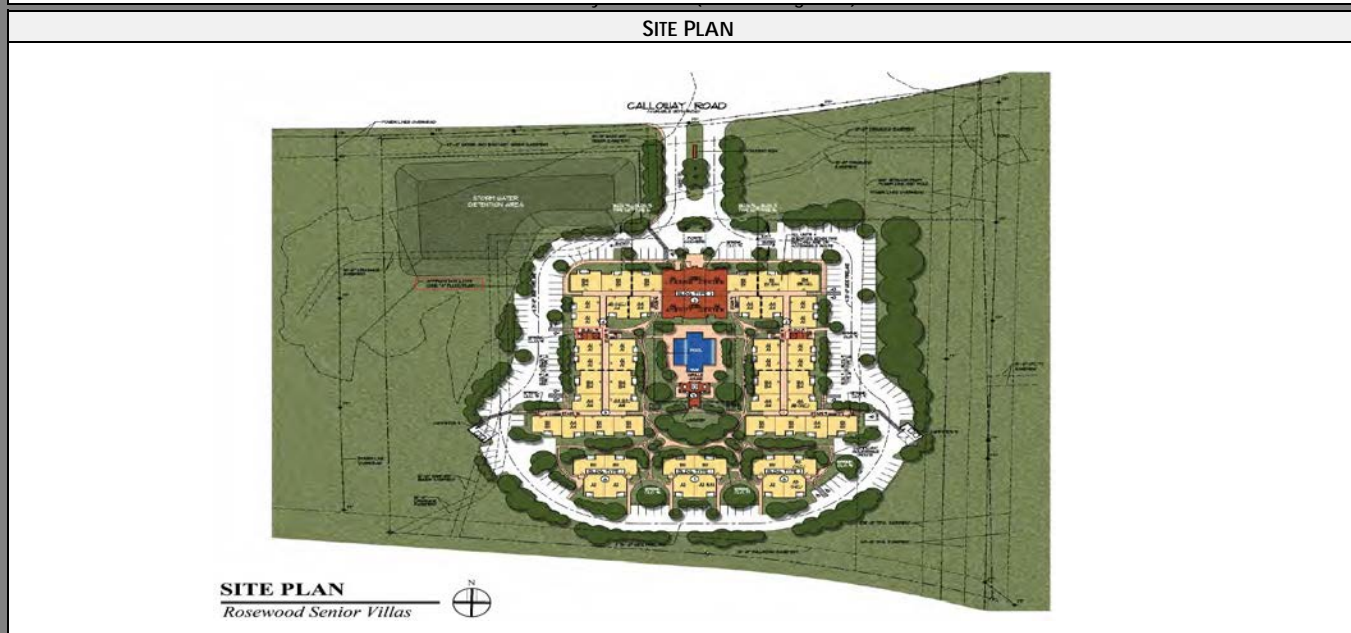
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$16,304/Unit \$0.88

KEY PRINCIPAL / SPONSOR		
Kent R. Hance, Sr. / KRS Housing, LLC (Co-Developer) Sycamore Strategies (Co-Developer) Donna Rickenbacker (Consultant)		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	10%
1	54	59%	40%	-	0%
2	38	41%	50%	18	20%
3	-	0%	60%	59	64%
4	-	0%	MR	6	7%
TOTAL	92	100%	TOTAL	92	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.33	Expense Ratio	✓ 55.9%
Breakeven Occ.	✓ 82.5%	Breakeven Rent	\$605
Average Rent	\$681	B/E Rent Margin	✓ \$76
Property Taxes	\$745/unit	Exemption/PILOT	0%
Total Expense	\$4,312/unit	Controllable	\$2,540/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			✓ 1.7%
Highest Unit Capture Rate	✓ 4%	1 BR/60%	34
Dominant Unit Cap. Rate	✓ 4%	1 BR/60%	34
Premiums (↑60% Rents)	#N/A		#N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	837 SF	Density	8.0/acre
Acquisition		\$11K/unit	\$1,000K
Building Cost	\$91.00/SF	\$76K/unit	\$7,011K
Hard Cost		\$109K/unit	\$10,002K
Total Cost		\$182K/unit	\$16,729K
Developer Fee	\$1,927K	(17% Deferred)	Paid Year: 5
Contractor Fee	\$1,400K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Amegy	20/30	6.25%	\$3,200,000	1.33	City of Tyler	0/0	0.00%	\$500	1.33	National Equity Fund	\$13,198,680
TOTAL DEBT (Must Pay)			\$3,200,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$13,528,927
TOTAL DEBT SOURCES											\$3,200,500
TOTAL CAPITALIZATION											\$16,729,427

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: a Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
 - b: documentation that a flood study was performed on this site and a floodplain development permit was obtained and approved by the City of Tyler Floodplain Administrator and the Federal Emergency Management Agency (FEMA).
- 2 Receipt and acceptance by Cost Certification:
 - a: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.
 - b: If any buildings are located in a floodplain, all finished ground floor elevations are at least one foot above the floodplain and parking and drive areas are no lower than six inches below the floodplain.

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

AERIAL PHOTOGRAPH(S)



RISK PROFILE

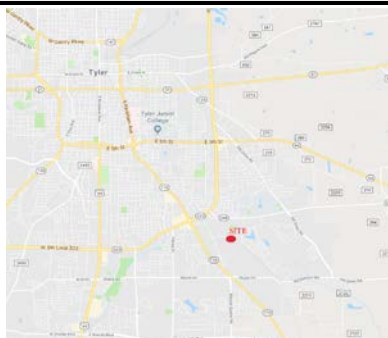
STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Built similar product in 2018
- HTC 60% on market rents
- Attractive design

WEAKNESSES/RISKS

- Site topography could bring additional costs

AREA MAP



19237 Gatesville Trails - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 1, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19237	TDHCA Program	Request	Recommended	
Development	Gatesville Trails			\$975,749	\$975,749
City / County	Gatesville / Coryell	LIHTC (9% Credit)			
Region/Area	8 / Rural				
Population	Elderly Limitation				
Set-Aside	Rural				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Four Corners Development J. Ryan Hamilton		
Michael Fogel - Texas Director		
Janna Cormier Development Consulting, LLC		
Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	4	8%
1	24	50%	30%	2	4%
2	24	50%	40%	2	4%
3	-	0%	50%	10	21%
4	-	0%	60%	22	46%
			70%	4	8%
			80%	4	8%
TOTAL	48	100%	TOTAL	40	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.28	Expense Ratio	✓ 60.0%
Breakeven Occ.	✓ 84.5%	Breakeven Rent	\$551
Average Rent	\$605	B/E Rent Margin	✓ \$53
Property Taxes	\$848/unit	Exemption/PILOT	0%
Total Expense	\$4,092/unit	Controllable	\$2,329/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		✓ 4.2%	
Highest Unit Capture Rate	ⓘ 30%	2 BR/60%	11
Dominant Unit Cap. Rate	ⓘ 13%	1 BR/60%	11
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	862 SF	Density	4.8/acre
Acquisition		\$09K/unit	\$440K
Building Cost	\$96.04/SF	\$83K/unit	\$3,974K
Hard Cost		\$122K/unit	\$5,861K
Total Cost		\$211K/unit	\$10,115K
Developer Fee	\$1,542K	(15% Deferred)	Paid Year: 8
Contractor Fee	\$821K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
M1 Bank	15/35	6.00%	\$1,500,000	1.28	City of Gatesville			\$250	1.28	Hudson Housing Capital	\$8,390,602
										Four Corners	\$223,946
TOTAL DEBT (Must Pay)					CASH FLOW DEBT / GRANTS					TOTAL EQUITY SOURCES	
			\$1,500,000					\$250		\$8,614,548	
										TOTAL DEBT SOURCES	
										\$1,500,250	
										TOTAL CAPITALIZATION	
										\$10,114,798	

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Certification that testing for asbestos was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were
 - b: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

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

RISK PROFILE

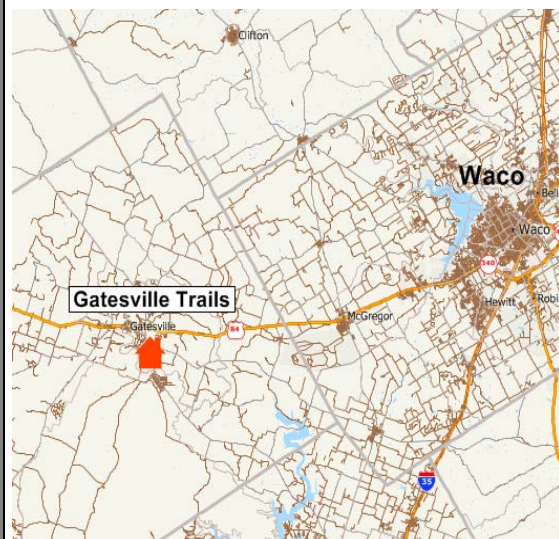
STRENGTHS/MITIGATING FACTORS

- Positive feasibility indicators
- Low gross capture rate
- Low supply of LITHC properties in PMA

WEAKNESSES/RISKS

- 60% expense-to-income ratio
- Small break-even rent margin
- Only one point of ingress / egress

AREA MAP



19238 Franklin Trails - Application Summary

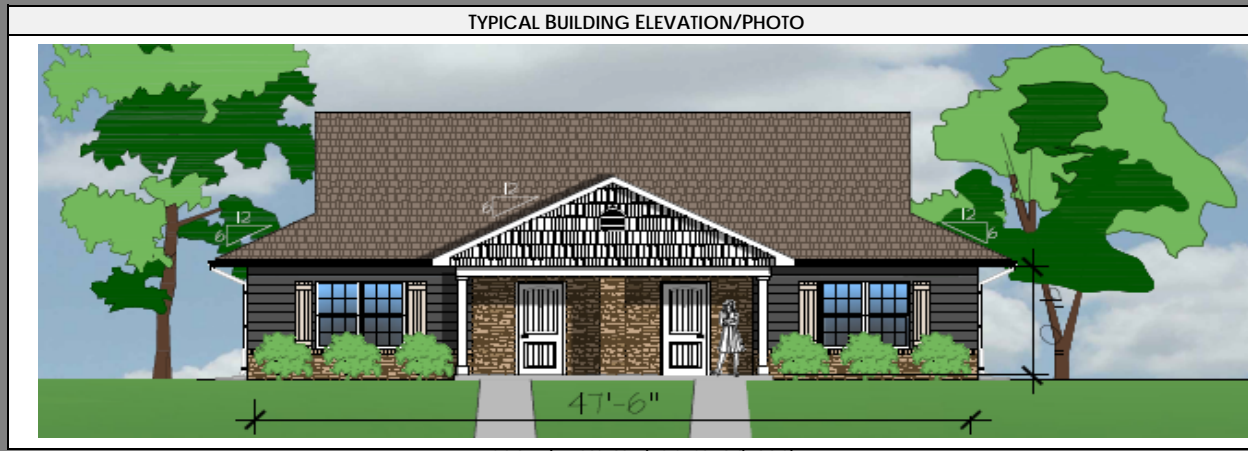
REAL ESTATE ANALYSIS DIVISION

June 20, 2019

PROPERTY IDENTIFICATION	
Application #	19238
Development	Franklin Trails
City / County	Franklin / Robertson
Region/Area	8 / Rural
Population	Elderly Limitation
Set-Aside	Rural
Activity	New Construction

RECOMMENDATION						
TDHCA Program	Request	Recommended				
LIHTC (9% Credit)	\$495,000	\$495,000	\$13,026/Unit	\$0.86		
	Amount	Rate	Amort	Term	Lien	
MF Direct Loan Const. to Perm. (Repayable)	\$2,850,000	2.00%	30	30	1	

KEY PRINCIPAL / SPONSOR		
Four Corners Development J. Ryan Hamilton		
Michael Fogel - Texas Project Mgr		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	3	8%
1	18	47%	40%	-	0%
2	20	53%	50%	8	21%
3	-	0%	60%	27	71%
4	-	0%	MR	-	✓
TOTAL	38	100%	TOTAL	38	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	50.6%
Breakeven Occ.	86.4%	Breakeven Rent	\$643
Average Rent	\$690	B/E Rent Margin	\$46
Property Taxes	\$605/unit	Exemption/PILOT	0%
Total Expense	\$3,926/unit	Controllable	\$2,329/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	2.6%
Highest Unit Capture Rate	9% 2 BR/60% 14
Dominant Unit Cap. Rate	9% 2 BR/60% 14
Premiums (↑60% Rents)	
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs	
Avg. Unit Size	869 SF	Density 3.0/acre
Acquisition	\$16K/unit	\$600K
Building Cost	\$98.06/SF	\$85K/unit \$3,239K
Hard Cost	\$118K/unit	\$4,494K
Total Cost	\$199K/unit	\$7,579K
Developer Fee	\$835K (39% Deferred)	Paid Year: 12
Contractor Fee	\$599K	30% Boost Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
TDHCA	30/30	2.00%	\$2,850,000	1.15	City of Franklin	0/0	0.00%	\$250	1.15	Hudson Housing Capital	\$4,256,574
										Four Corners Development	324005.53
TOTAL DEBT (Must Pay)			\$2,850,000		CASH FLOW DEBT / GRANTS			\$148,150		TOTAL EQUITY SOURCES	\$4,580,580
										TOTAL DEBT SOURCES	\$2,998,150
										TOTAL CAPITALIZATION	\$7,578,730

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA MDL at a 1.15 DCR.
 - e: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

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

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Low expense ratio
- Low gross capture rate
- No supply of elderly LIHTC properties in PMA

WEAKNESSES/RISKS

- Small break-even margin
- Only one point of ingress / egress
- Pro forma at 1.15 DCR

AREA MAP



19242 The Tramonti - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 18, 2019

PROPERTY IDENTIFICATION	
Application #	19242
Development	The Tramonti
City / County	Houston / Fort Bend
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$14,423/Unit	\$0.91	

KEY PRINCIPAL / SPONSOR		
MGroup Holdings, Inc. - Mark and Laura Musemeche Developer and Architect		
Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

SOUTH FACING ELEVATION

30% MASONRY VENEER
20% STUCCO
50% CEMENT SIDING
TPO FLAT ROOFING SYSTEM
10' HEIGHT FIRST FLOOR
8' HEIGHT FLOOR TWO THROUGH FOUR

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	9%
1	55	53%	40%	-	0%
2	45	43%	50%	34	33%
3	4	4%	60%	40	38%
4	-	0%	MR	21	20%
TOTAL	104	100%	TOTAL	104	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.32	Expense Ratio	⚠ 62.9%
Breakeven Occ.	✓ 84.2%	Breakeven Rent	\$706
Average Rent	\$778	B/E Rent Margin	✓ \$72
Property Taxes	\$827/unit	Exemption/PILOT	0%
Total Expense	\$5,599/unit	Controllable	\$3,788/unit

SITE PLAN

Chimney Rock Road
(100' R.O.W.)

The Tramonti
104 unit 4 story building

see building plans for location of accessible and ADA compliant unit locations

pool

covered grills and outdoor lounge area

detention pond

trash compactor

exit

exit only gates

arrows show accessible paths per ADA and fair housing

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			✓ 2.9%
Highest Unit Capture Rate	⚠ 16%	1 BR/50%	18
Dominant Unit Cap. Rate	⚠ 12%	1 BR/60%	22
Premiums (↑60% Rents)	Yes	⚠	\$221/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	825 SF	Density	27.8/acre
Acquisition		\$08K/unit	\$881K
Building Cost	\$92.71/SF	\$77K/unit	\$7,958K
Hard Cost		\$108K/unit	\$11,204K
Total Cost		\$189K/unit	\$19,611K
Developer Fee	\$2,300K	(11% Deferred)	Paid Year: 3
Contractor Fee	\$1,551K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Amegy Bank	18/30	6.50%	\$3,100,000	1.46	City of Houston Grant	0/0	0.00%	\$500	1.46	Boston Financial Investment	\$13,647,270
			\$0	0.00	Houston - CDBG/DR-Eligible Costs	0/0	1.00%	\$2,600,000	1.32		\$0
TOTAL DEBT (Must Pay)			\$3,100,000		CASH FLOW DEBT / GRANTS			\$2,600,500		TOTAL EQUITY SOURCES	\$13,910,389
										TOTAL DEBT SOURCES	\$5,700,500
										TOTAL CAPITALIZATION	\$19,610,889

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Revised term sheet from the City of Houston addressed to the City Borrower, as discussed below, for the \$2.6M of CDBG-DR funds with all terms and conditions.
 - b: Term sheet for the Project Loan from the City Borrower to the LHTC partnership, as discussed below, for the \$2.6M of CDBG-DR funds with all terms and conditions.
 - c: City of Houston's completed cost allocation worksheet indicating eligible expenses to be funded with CDBG-DR proceeds.
 - 2 Receipt and acceptance by Cost Certification:
 - CPA prepared schedule allocating the CDBG-DR funds to costs that are tax credit basis eligible and non-tax credit basis eligible. If any CDBG-DR funds are used for tax credit basis eligible costs, indicate how those funds are being treated with respect to eligible basis. If any funds are being treated as bona fide debt and not deducted from eligible basis, provide an attorney opinion confirming that the debt is determined to be bona fide debt with a reasonable expectation that it will be repaid in full.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



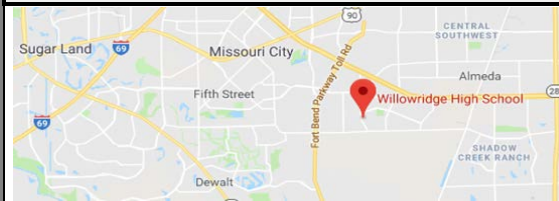
RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Developer experience
- Strong feasibility indicators

WEAKNESSES/RISKS

AREA MAP



19245 Huntington Chimney Rock - Application Summary

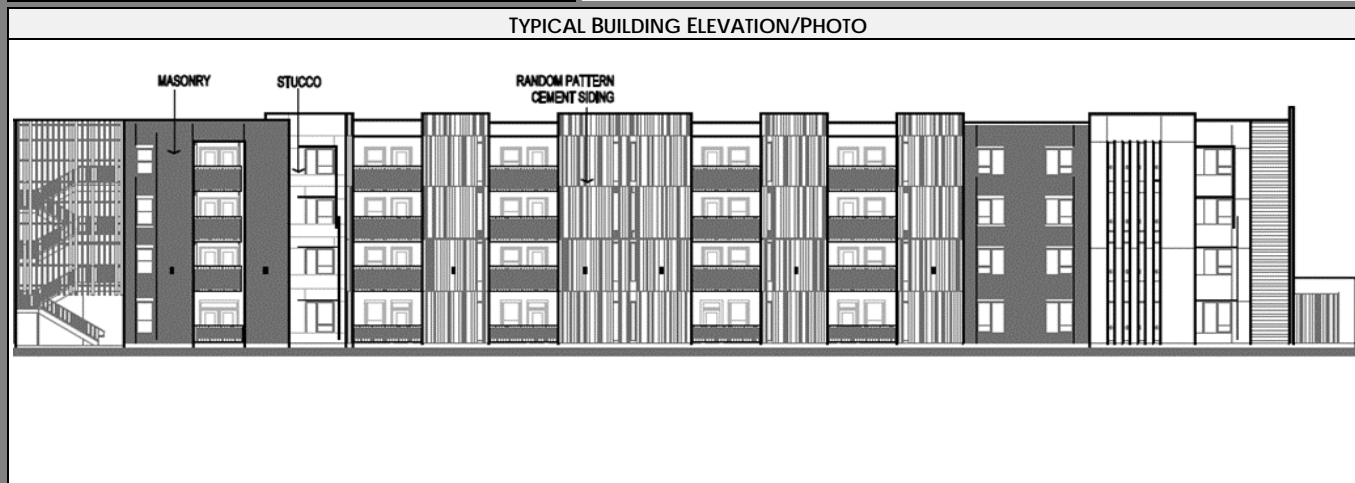
REAL ESTATE ANALYSIS DIVISION

June 19, 2019

PROPERTY IDENTIFICATION	
Application #	19245
Development	Huntington Chimney Rock
City / County	Houston / Fort Bend
Region/Area	6 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

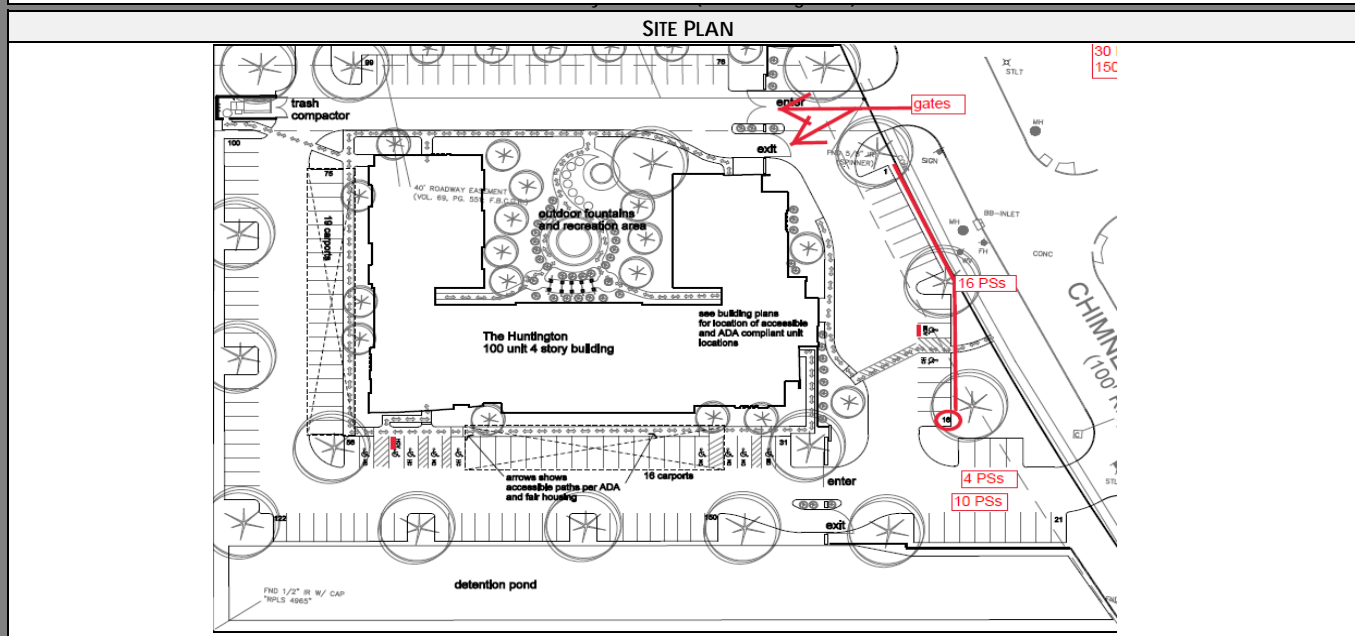
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,476,000	\$1,476,000	\$14,760/Unit	\$0.91

KEY PRINCIPAL / SPONSOR		
Mgroup Holdings, Inc- Mark and Laura Musemeche Developer and Architect		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	9%
1	62	62%	40%	-	0%
2	38	38%	50%	34	34%
3	-	0%	60%	41	41%
4	-	0%	MR	16	16%
TOTAL	100	100%	TOTAL	100	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.35	Expense Ratio	⚠ 61.9%
Breakeven Occ.	✓ 83.4%	Breakeven Rent	\$680
Average Rent	\$756	B/E Rent Margin	✓ \$76
Property Taxes	\$778/unit	Exemption/PILOT	0%
Total Expense	\$5,331/unit	Controllable	\$3,593/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	4.1%	
Highest Unit Capture Rate	⚠ 10%	1 BR/50%	25
Dominant Unit Cap. Rate	⚠ 10%	1 BR/50%	25
Premiums (↑60% Rents)	Yes	⚠	\$164/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	785 SF	Density	27.9/acre
Acquisition		\$08K/unit	\$819K
Building Cost	\$93.00/SF	\$73K/unit	\$7,301K
Hard Cost		\$106K/unit	\$10,628K
Total Cost		\$189K/unit	\$18,850K
Developer Fee	\$2,215K	(2% Deferred)	Paid Year: 1
Contractor Fee	\$1,470K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Amegy Bank	18/30	6.50%	\$2,800,000	1.54	City of Houston	0/0	0.00%	\$500	1.35	Boston Financial Investment	\$13,428,914
Adjustment to Debt Per §10.302(c)	18/30	6.50%	\$80,000	1.50	Houston - CDBG/DR-Eligible Costs	38/0	1.00%	\$2,500,000	1.35	MGroup Holdings, Inc.	\$40,637
TOTAL DEBT (Must Pay)			\$2,880,000		CASH FLOW DEBT / GRANTS			\$2,500,500		TOTAL EQUITY SOURCES	\$13,469,551
										TOTAL DEBT SOURCES	\$5,380,500
										TOTAL CAPITALIZATION	\$18,850,051

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Revised term sheet from the City of Houston addressed to the City Borrower, as discussed below, for the \$2.5M of CDBG-DR funds with all terms and conditions.
 - b: Term sheet for the Project Loan from the City Borrower to the LIHTC partnership, as discussed below, for the \$2.5M of CDBG-DR funds with all terms and conditions.
 - c: City of Houston's completed cost allocation worksheet indicating eligible expenses to be funded with CDBG-DR proceeds.
 - 2 Receipt and acceptance by Carryover:
 - Confirmation of the city's parking requirements for the property and certification from Applicant that the corresponding number of parking spaces will be free to residents.
 - 3 Receipt and acceptance by Cost Certification:
 - CPA prepared schedule allocating the CDBG-DR funds to costs that are tax credit basis eligible and non-tax credit basis eligible. If any CDBG-DR funds are used for tax credit basis eligible costs, indicate how those funds are being treated with respect to eligible basis. If any funds are being treated as bona fide debt and not deducted from eligible basis, provide an attorney opinion confirming that the debt is determined to be bona fide debt with a reasonable expectation that it will be repaid in full.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Developer experience
▫	Strong feasibility indicators
WEAKNESSES/RISKS	
▫	Parking location and requirement
AREA MAP	





Update to Underwriting Report

TDHCA Application #: **19273** Program(s): **9% HTC**

Nolana Villas

Address/Location: 7.517 acres on N. K Center St. near E. Nolana Ave.

City: McAllen County: Hidalgo Zip: 78504

APPLICATION HISTORY	
Report Date	PURPOSE
07/09/19	Update
06/21/19	Original Underwriting Report

ALLOCATION

TDHCA Program	Previous Recommendation				RECOMMENDATION				
	Amount	Rate	Amort	Term	Amount	Rate	Amort	Term	Lien
LIHTC (0% Credit)	\$1,483,560				\$1,500,000				

CONDITIONS STATUS

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

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	11
50% of AMI	50% of AMI	21
60% of AMI	60% of AMI	73

OVERVIEW

The original Application was submitted using an Applicable Fraction based on the number of restricted units as a percentage of total units (83.87%). The Applicable Fraction based on square footage however was 82.46%. Because the fraction based on square footage was lower, it was used by the Underwriter in the original report. While use of the lower fraction produced a positive feasibility determination, it lowered the annual tax credit recommendation immaterially by \$16K. After review of the recommendation and discovery of an error on the rent schedule by the Applicant, the Underwriter requested a corrected rent schedule which reflected a market rate unit as an additionally restricted 60% unit. The resulting corrected Applicable Fraction maintained the positive feasibility determination and allowed for the credit recommendation at the Applicant's requested amount of \$1.5M.

Operating Pro Forma

Restricting the market rate unit as a 60% unit reduced Net Cash Flow slightly (\$81K vs. \$82K), but does not affect the DCR. The originally proposed deferred Developer Fee gets repaid within 10 years and projected 15-year cash flow is \$528K (compared to \$401K at original underwriting).

Development Cost

No change.

Sources of Funds

The increased eligible basis provides the originally proposed equity amount, and the originally proposed deferred developer fee is repayable within 15 years.

Conclusion

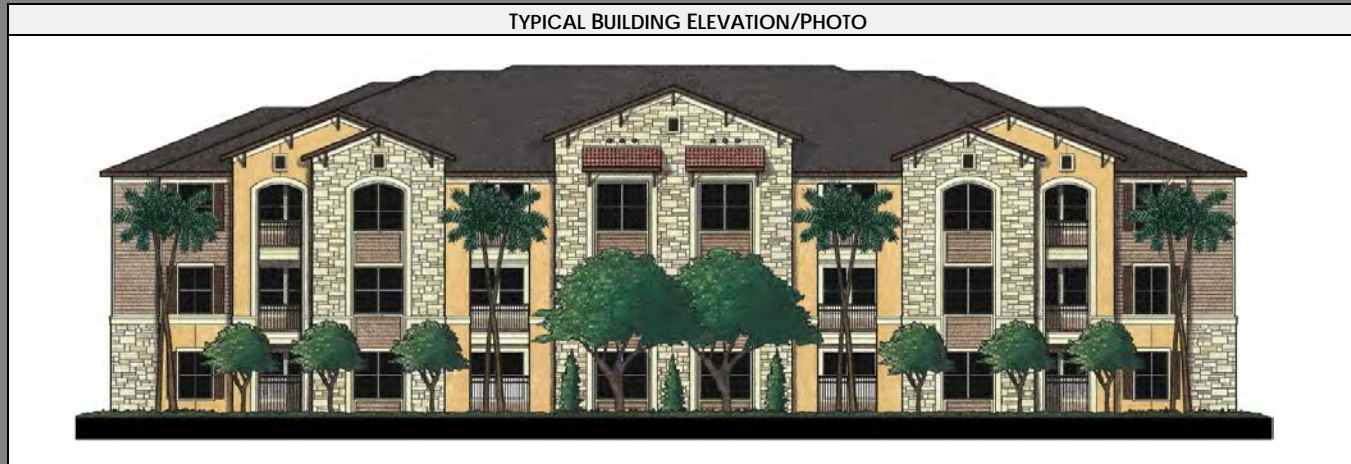
Underwriter recommends a revised annual credit allocation of \$1,500,000 as originally requested by the Applicant. The Underwriter's use of the requested rent schedule as corrected did not affect the feasibility conclusion or any competitive aspect of the Application.

Underwriter:	<u>Gregg Kazak</u>
Manager of Real Estate Analysis:	<u>Thomas Cavanagh</u>
Director of Real Estate Analysis:	<u>Brent Stewart</u>

19273 Nolana Villas - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19273	TDHCA Program	Request	Recommended	
Development	Nolana Villas	LIHTC (9% Credit)	\$1,500,000	\$1,483,560	\$11,964/Unit \$0.89
City / County	McAllen / Hidalgo				
Region/Area	11 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

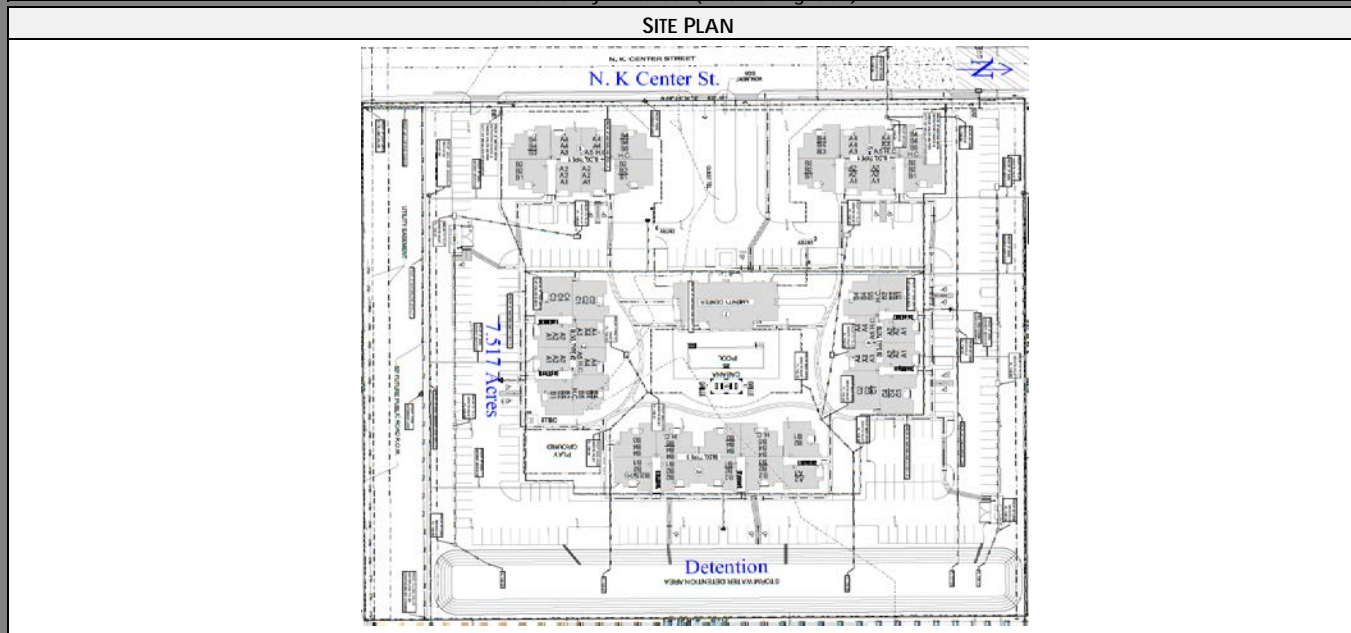
KEY PRINCIPAL / SPONSOR		
Co-Developers:		
<ul style="list-style-type: none"> • Steve Lollis/Texas Grey Oaks, LLC (60%) • Luis Torres/LT Valley Electrical Services, LLC (40%) 		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	9%
1	50	40%	40%	-	0%
2	62	50%	50%	21	17%
3	12	10%	60%	72	58%
4	-	0%	MR	20	16%
TOTAL	124	100%	TOTAL	124	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.27	Expense Ratio	✓ 57.1%
Breakeven Occ.	✓ 84.0%	Breakeven Rent	\$573
Average Rent	\$632	B/E Rent Margin	✓ \$60
Property Taxes	\$774/unit	Exemption/PILOT	0%
Total Expense	\$4,103/unit	Controllable	\$2,351/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	✓ 4.3%
Highest Unit Capture Rate	⚠ 22% 1 BR/60% 34
Dominant Unit Cap. Rate	⚠ 22% 1 BR/60% 34
Premiums (↑60% Rents)	Yes ✓ \$49/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs	
Avg. Unit Size	923 SF	Density 16.5/acre
Acquisition	\$12K/unit	\$1,500K
Building Cost	\$68.00/SF	\$63K/unit \$7,779K
Hard Cost	\$87K/unit	\$10,802K
Total Cost	\$150K/unit	\$18,565K
Developer Fee	\$2,094K (53% Deferred)	Paid Year: 12
Contractor Fee	\$1,512K	30% Boost Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Community Bank of Texas	15/35	6.25%	\$4,260,000	1.27						RBC	\$13,202,367	
										Texas Grey Oaks, LLC	\$1,102,739	
TOTAL DEBT (Must Pay)			\$4,260,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$14,305,106
											TOTAL DEBT SOURCES	\$4,260,000
											TOTAL CAPITALIZATION	\$18,565,106

CONDITIONS

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

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Gross capture rate of 4.3%
- Affordable properties still monitored in the PMA average 99% occupancy
- Attractive design should enhance marketability
- Developer experience

WEAKNESSES/RISKS

- Higher unit capture rates on 1BR and 2 BR 60% units
- Required off-site road construction could add unforeseen costs

AREA MAP



AERIAL PHOTOGRAPH(S)



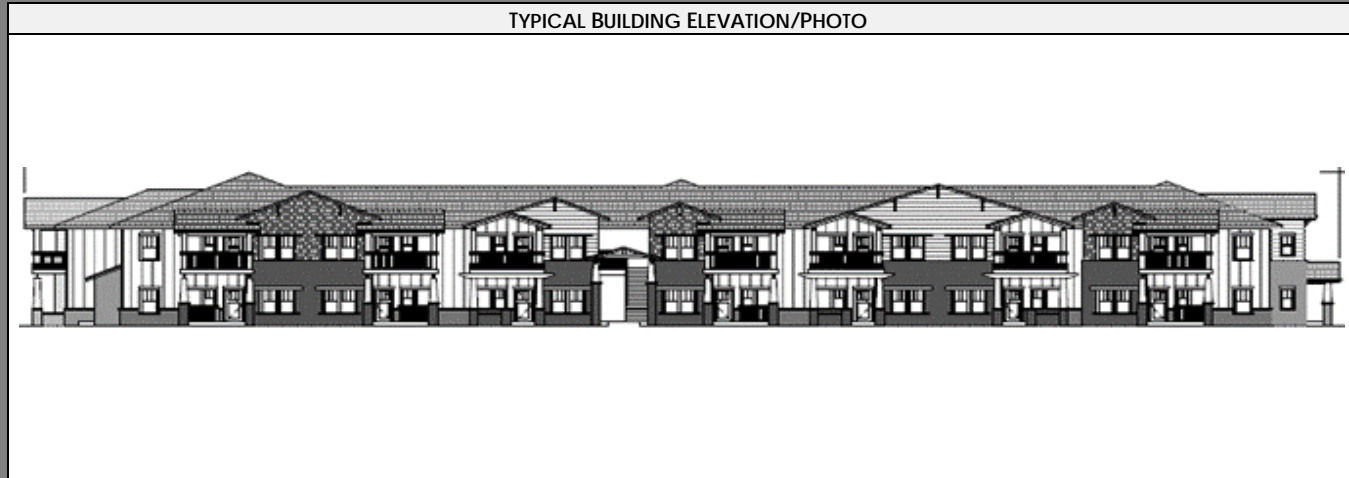
19276 Sunset at Flash Place - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 12, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19276	TDHCA Program	Request	Recommended	
Development	Sunset at Flash Place	LIHTC (9% Credit)	\$1,198,485	\$1,198,485	\$18,159/Unit \$0.90
City / County	Fort Worth / Tarrant				
Region/Area	3 / Urban				
Population	Elderly Limitation				
Set-Aside	General				
Activity	New Construction				

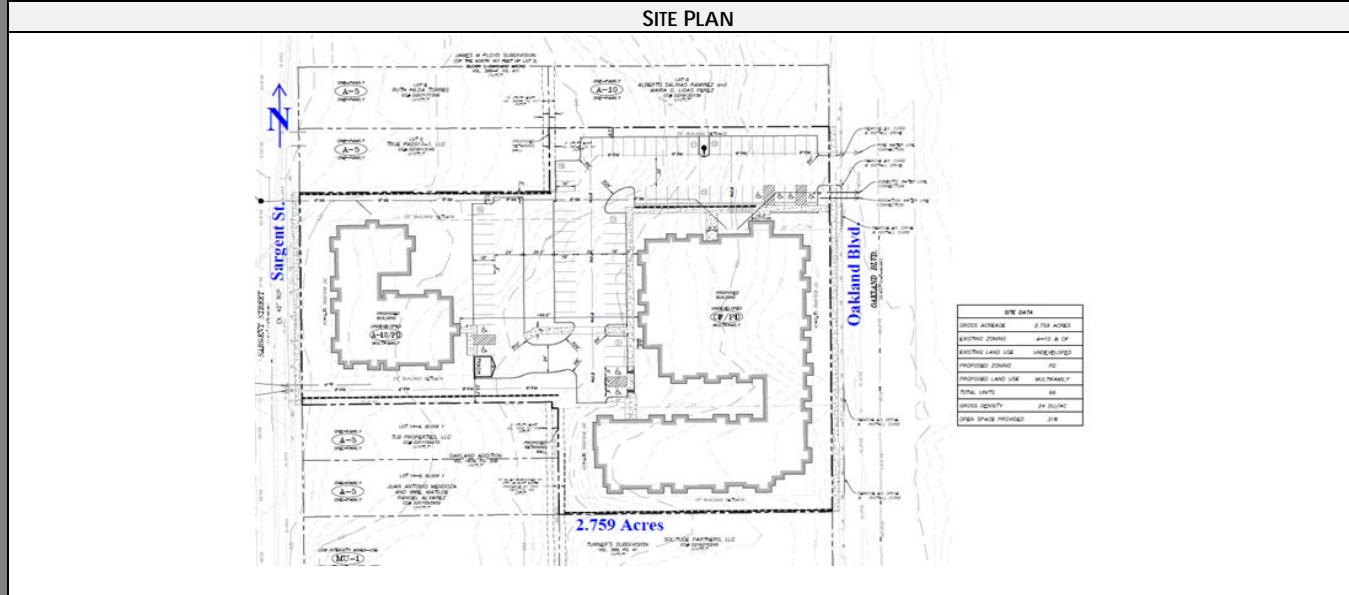
KEY PRINCIPAL / SPONSOR		
Megan Lasch / O-SDA Industries, LLC		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	6	9%
1	50	76%	40%	-	0%
2	16	24%	50%	24	36%
3	-	0%	60%	29	44%
4	-	0%	MR	7	11%
TOTAL	66	100%	TOTAL	66	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.22	Expense Ratio	61.5%
Breakeven Occ.	86.2%	Breakeven Rent	\$712
Average Rent	\$765	B/E Rent Margin	\$53
Property Taxes	\$965/unit	Exemption/PILOT	0%
Total Expense	\$5,332/unit	Controllable	\$3,211/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.8%
Highest Unit Capture Rate	4% 1 BR/60% 22
Dominant Unit Cap. Rate	4% 1 BR/60% 22
Premiums (↑60% Rents)	Yes \$71/Avg.
Rent Assisted Units	4 6% Total Units

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	747 SF	Density	23.9/acre
Acquisition		\$05K/unit	\$350K
Building Cost	\$109.25/SF	\$82K/unit	\$5,386K
Hard Cost		\$115K/unit	\$7,560K
Total Cost		\$217K/unit	\$14,313K
Developer Fee	\$1,689K	(37% Deferred)	Paid Year: 15
Contractor Fee	\$1,058K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Mason Joseph - FHA 221(d)(4)	40/40	5.25%	\$2,900,000	1.22						Hunt Capital Partners	\$10,785,286
										O-SDA Industries, LLC	\$628,126
TOTAL DEBT (Must Pay)			\$2,900,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$11,413,412
										TOTAL DEBT SOURCES	\$2,900,000
										TOTAL CAPITALIZATION	\$14,313,412

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.
 - b: A revised term sheet from permanent lender that acknowledges Supportive Services pursuant to §10.302(d)(2)(K)(ii).
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

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

RISK PROFILE

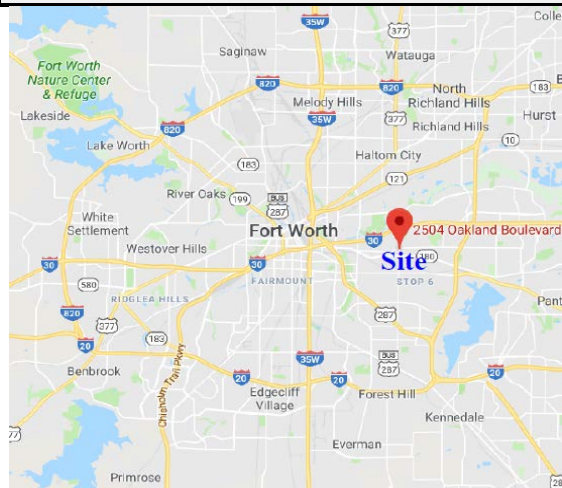
STRENGTHS/MITIGATING FACTORS

- Gross capture rate of less than 1% with unit capture rates ranging from less than 1% to 4%
- Affordable properties in the PMA average 99% occupancy
- Attractive design in central, urban in-fill location should enhance marketability
- Situated in one of City's revitalization zones
- Developer experience

WEAKNESSES/RISKS

- Interest rate sensitivity
- Sloping topography could add unforeseen site work costs

AREA MAP



AERIAL PHOTOGRAPH(S)



19277 Cielo Place - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 16, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	19277	TDHCA Program	Request	Recommended		
Development	Cielo Place			LIHTC (9% Credit)	\$1,447,760	\$1,447,760
City / County	Fort Worth / Tarrant					
Region/Area	3 / Urban					
Population	General					
Set-Aside	General					
Activity	Adaptive Re-Use (Built in 1939)					

KEY PRINCIPAL / SPONSOR		
Lisa M. Stephens / Saigebrook Development, LLC		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	50	55%	30%	8	0%
1	11	12%	40%	-	9%
2	18	20%	50%	32	0%
3	12	13%	60%	40	35%
4	-	0%	MR	11	44%
TOTAL	91	100%	TOTAL	91	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.22	Expense Ratio	60.2%
Breakeven Occ.	85.8%	Breakeven Rent	\$722
Average Rent	\$779	B/E Rent Margin	\$57
Property Taxes	\$1,011/unit	Exemption/PILOT	0%
Total Expense	\$5,309/unit	Controllable	\$3,035/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.1%
Highest Unit Capture Rate	18%	0 BR/50%	19
Dominant Unit Cap. Rate	16%	0 BR/60%	22
Premiums (↑60% Rents)	Yes	\$72/Avg.	
Rent Assisted Units	5	5% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	700 SF	Density	31.5/acre
Acquisition		\$34K/unit	\$3,050K
Building Cost	\$124.06/SF	\$87K/unit	\$7,908K
Hard Cost		\$113K/unit	\$10,250K
Total Cost		\$243K/unit	\$22,130K
Developer Fee	\$2,314K	(38% Deferred)	Paid Year: 14
Contractor Fee	\$1,435K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Community Bank of Texas	15/35	6.50%	\$3,600,000	1.22						Hunt Capital Partners	\$13,028,537	
										Hunt Capital Partners - Fed. Historic	\$2,049,339	
										Hunt Capital Partners - State Historic	\$2,561,673	
										Saigebrook Development	\$890,638	
										TOTAL EQUITY SOURCES	\$18,530,187	
										TOTAL DEBT SOURCES	\$3,600,000	
TOTAL DEBT (Must Pay)			\$3,600,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL CAPITALIZATION	\$22,130,187

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Evidence of appropriate zoning for the proposed development.
- 2 Receipt and acceptance by 10% test:
 - a: Confirmation that site plan conforms to City's approved parking requirements.
 - b: A Phase II ESA evaluating the impact of identified REC's, and documentation of any additional cost required for any recommended remediation.
- 3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Certification of comprehensive testing for lead in the water possibly resulting from the use of lead pipes in the original plumbing, and if necessary, a certification that any recommended abatement procedures were fully implemented.
 - b: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials or lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - c: Certification that any mitigation measures recommended by the PHASE II ESA were fully implemented.

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

RISK PROFILE

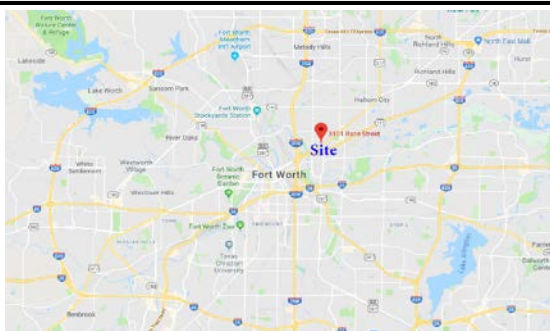
STRENGTHS/MITIGATING FACTORS

- Gross capture rate of 1.1%
- Affordable properties in PMA average 99% occupancy
- Central location in revitalization area
- Developer experience

WEAKNESSES/RISKS

- High capture rates on 50% and 60% efficiency units (18% and 16% respectively)
- Efficiency units make up 55% of the unit mix (50 out of 91 total units)
- Unforeseen costs (structural and/or environmental mitigation)
- Credit pricing sensitivity

AREA MAP



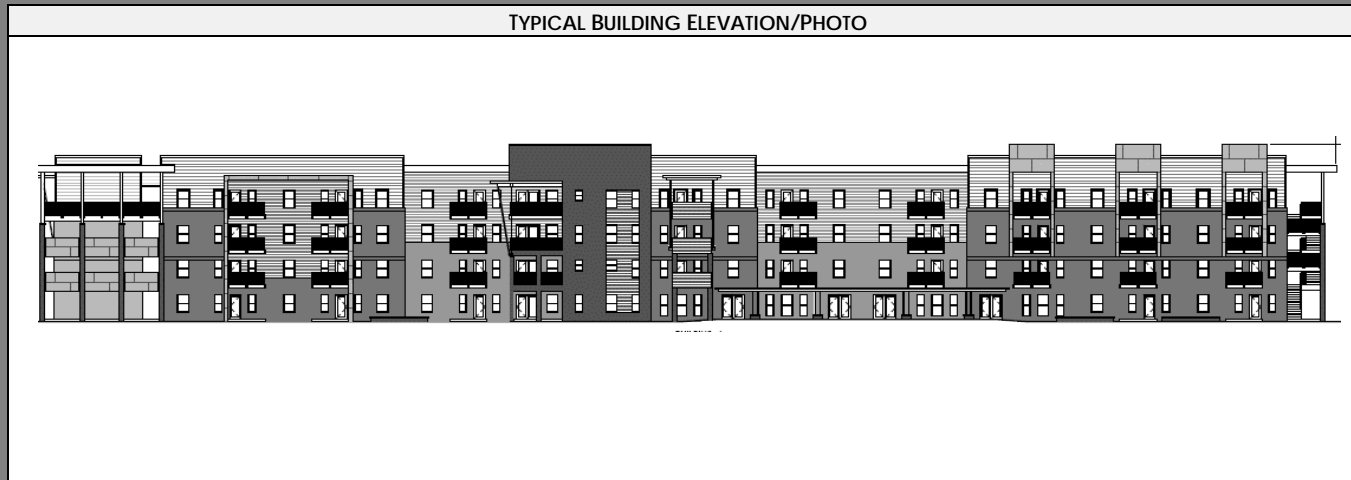
AERIAL PHOTOGRAPH(S)



19285 Everly Plaza - Application Summary

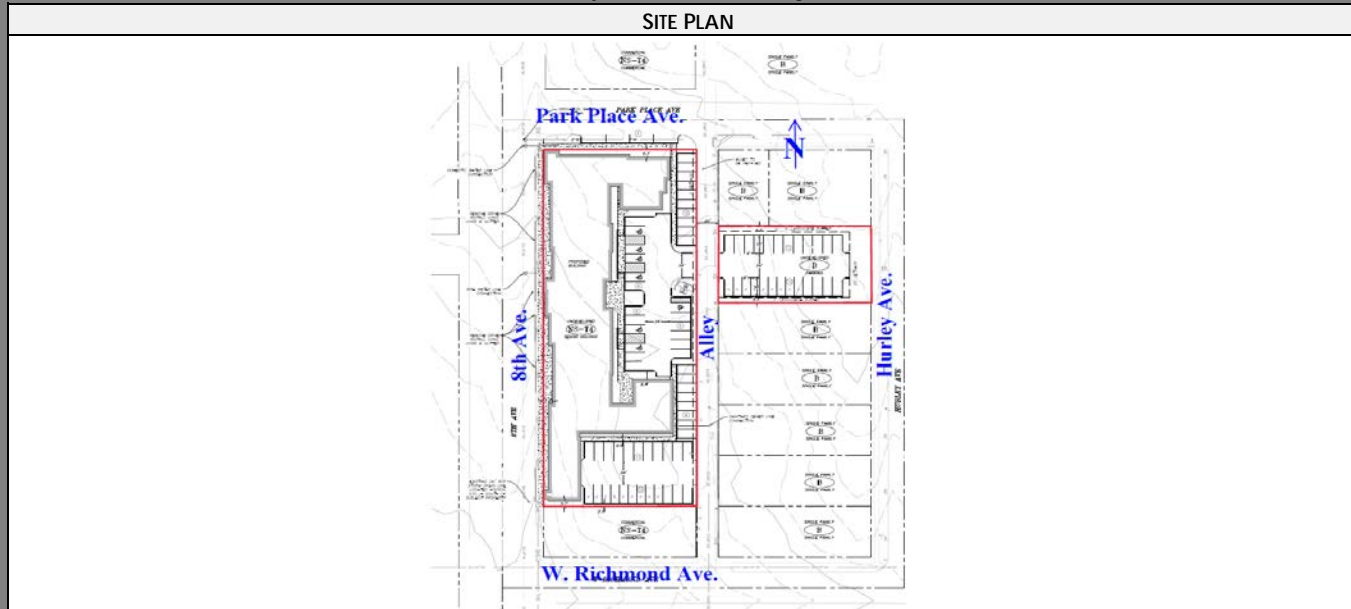
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19285	TDHCA Program	Request	Recommended	
Development	Everly Plaza	LIHTC (9% Credit)	\$1,439,065	\$1,439,065	\$16,353/Unit \$0.92
City / County	Fort Worth / Tarrant				
Region/Area	3 / Urban				
Population	Elderly Limitation				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Lisa M. Stephens / Saigebrook Development, LLC		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	0%
1	64	73%	40%	-	9%
2	24	27%	50%	32	0%
3	-	0%	60%	39	36%
4	-	0%	MR	9	44%
TOTAL	88	100%	TOTAL	88	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	57.5%
Breakeven Occ.	87.1%	Breakeven Rent	\$693
Average Rent	\$736	B/E Rent Margin	\$44
Property Taxes	\$1,023/unit	Exemption/PILOT	0%
Total Expense	\$4,791/unit	Controllable	\$2,766/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			2.7%
Highest Unit Capture Rate	5%	1 BR/60%	29
Dominant Unit Cap. Rate	5%	1 BR/60%	29
Premiums (↑60% Rents)	Yes		\$71/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	707 SF	Density	64.4/acre
Acquisition		\$38K/unit	\$3,385K
Building Cost	\$102.05/SF	\$72K/unit	\$6,349K
Hard Cost		\$97K/unit	\$8,522K
Total Cost		\$220K/unit	\$19,386K
Developer Fee	\$1,938K	(44% Deferred)	Paid Year: 15
Contractor Fee	\$1,193K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Mason Joseph 221(d)(4)	40/40	5.00%	\$4,300,000	1.20						Hunt Capital Partners	\$13,238,074	
Fort Worth Housing Finance Corp.	40/0	1.00%	\$1,000,000	1.16						Saigebrook Development, LLC	\$848,306	
TOTAL DEBT (Must Pay)			\$5,300,000		CASH FLOW DEBT / GRANTS				\$0		TOTAL EQUITY SOURCES	\$14,086,380
											TOTAL DEBT SOURCES	\$5,300,000
											TOTAL CAPITALIZATION	\$19,386,380

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.
 - b: Firm commitment for the \$1,000,000 loan from the Fort Worth Housing Finance Corporation ("FWHFC") that clearly states all terms and conditions.
- 2 Receipt and acceptance by 10% test:
 - a: Confirmation that site plan conforms to the city's parking requirements.
 - b: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 3 Receipt and acceptance by Cost Certification:
 - a: Third party Accountant's certification confirming eligibility of off-site costs.
 - b: Attorney opinion stating whether the FWHFC loan is sourced from federal funds, and if so, validating that the source can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.
- 4 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that testing for asbestos and lead-based paint was performed on the existing medical office building prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

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

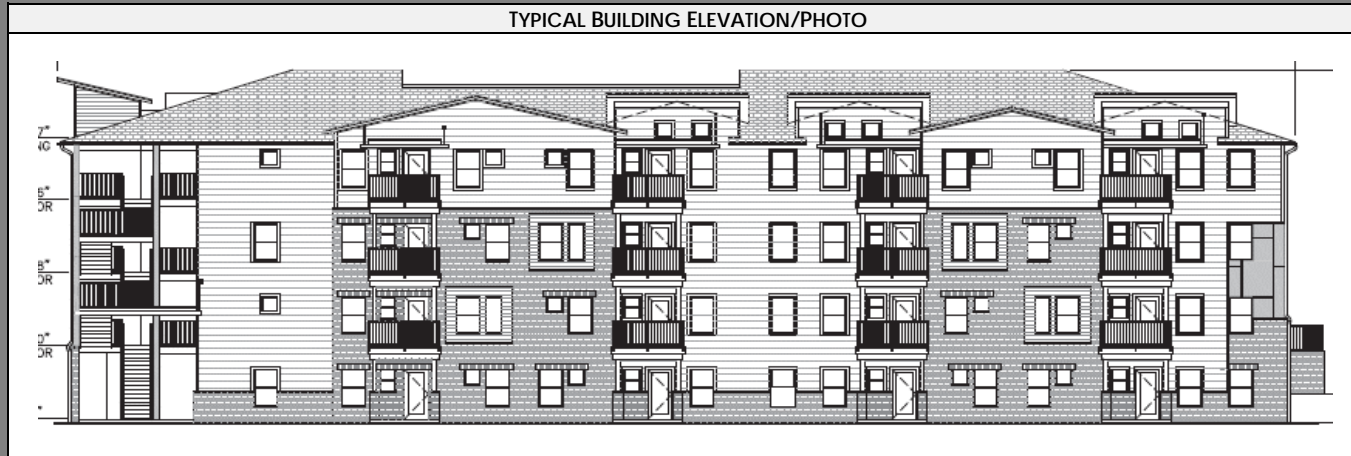
RISK PROFILE	AERIAL PHOTOGRAPH(S)
<p align="center">STRENGTHS/MITIGATING FACTORS</p> <ul style="list-style-type: none"> ▫ Gross capture rate of 2.7% with unit capture rates from 3% to 5% ▫ Affordable properties still monitored in the PMA average 99% occupancy ▫ Attractive design should enhance leasing ▫ Developer experience <p align="center">WEAKNESSES/RISKS</p> <ul style="list-style-type: none"> ▫ Extreme interest rate sensitivity ▫ Parking limited to 1 space/unit ▫ Smaller than typical unit size (707 sf avg.) <p align="center">AREA MAP</p> 	

19288 Vi Collina - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 1, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19288	TDHCA Program	Request	Recommended	
Development	Vi Collina	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$17,857/Unit \$0.90
City / County	Austin / Travis				
Region/Area	7 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

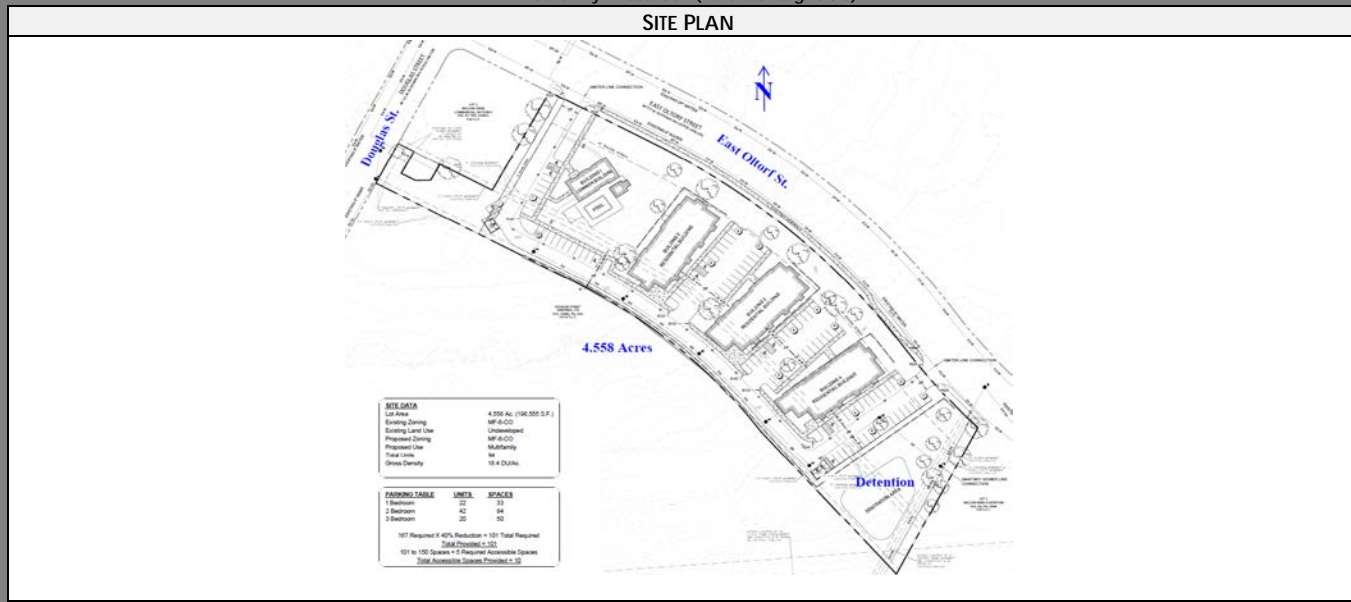
KEY PRINCIPAL / SPONSOR		
Megan Lasch / O-SDA Industries, LLC		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	10%
1	22	26%	40%	-	0%
2	42	50%	50%	30	36%
3	20	24%	60%	35	42%
4	-	0%	MR	11	13%
TOTAL	84	100%	TOTAL	84	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	56.7%
Breakeven Occ.	86.0%	Breakeven Rent	\$902
Average Rent	\$971	B/E Rent Margin	\$70
Property Taxes	\$1,143/unit	Exemption/PILOT	0%
Total Expense	\$6,204/unit	Controllable	\$3,750/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.5%
Highest Unit Capture Rate	6% 3 BR/60% 9
Dominant Unit Cap. Rate	5% 2 BR/60% 17
Premiums (↑60% Rents)	N/A N/A
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs	
Avg. Unit Size	868 SF	Density 18.4/acre
Acquisition	\$40K/unit	\$3,400K
Building Cost	\$98.47/SF	\$85K/unit \$7,182K
Hard Cost	\$121K/unit	\$10,138K
Total Cost	\$260K/unit	\$21,814K
Developer Fee	\$2,222K (41% Deferred)	Paid Year: 12
Contractor Fee	\$1,419K	30% Boost Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Community Bank of Texas	15/35	6.50%	\$4,600,000	1.20	Austin Housing Finance Corporation	40/0	0.00%	\$2,800,000	1.20	Redstone Equity Partners	\$13,498,650	
										O-SDA Industries	\$914,977	
										TOTAL EQUITY SOURCES	\$14,413,627	
										TOTAL DEBT SOURCES	\$7,400,000	
TOTAL DEBT (Must Pay)			\$4,600,000		CASH FLOW DEBT / GRANTS			\$2,800,000		TOTAL CAPITALIZATION		\$21,813,627

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: Confirmation that site plan conforms to the city's parking requirements.
 - b: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 2 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

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

RISK PROFILE

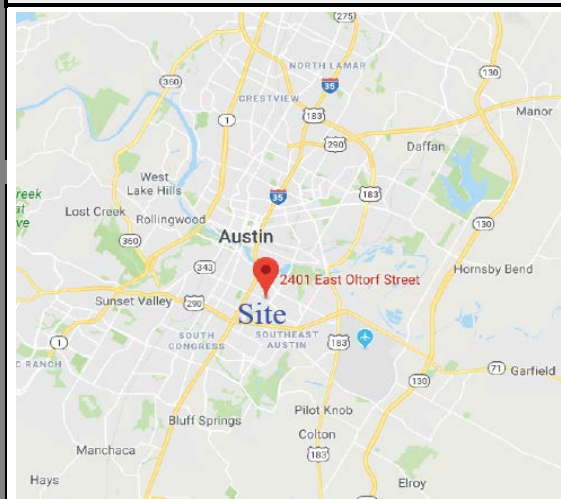
STRENGTHS/MITIGATING FACTORS

- Gross capture rate of 1.5% with unit capture rates ranging from only 1% to 6%
- Affordable properties still monitored in PMA average 99% occupancy
- Attractive design, high visibility in-fill location should enhance marketability
- Developer experience

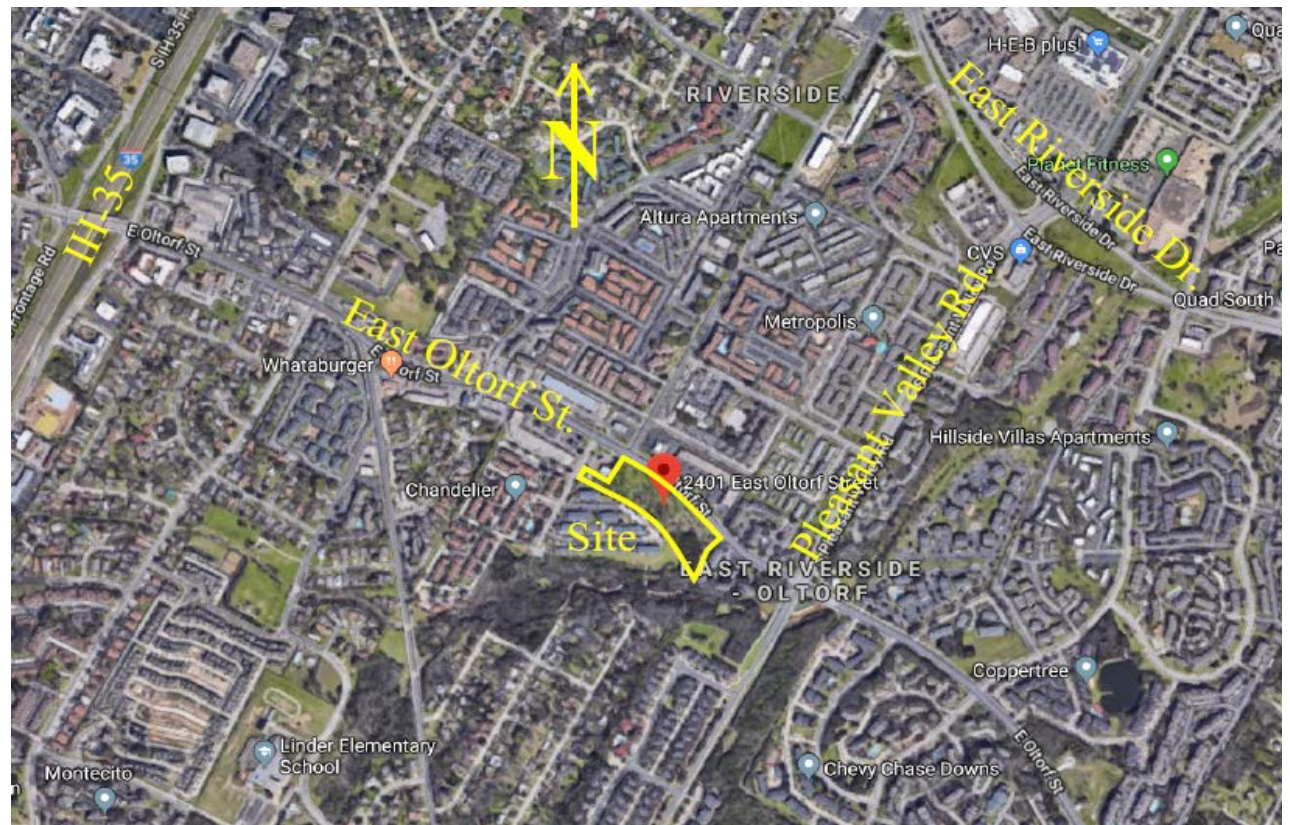
WEAKNESSES/RISKS

- Feasibility relies on obtaining \$2.8M soft loan from Austin Housing Finance Corporation
- Parking limited to 1.2 spaces/unit
- Sloping topography could add unforeseen site work costs

AREA MAP



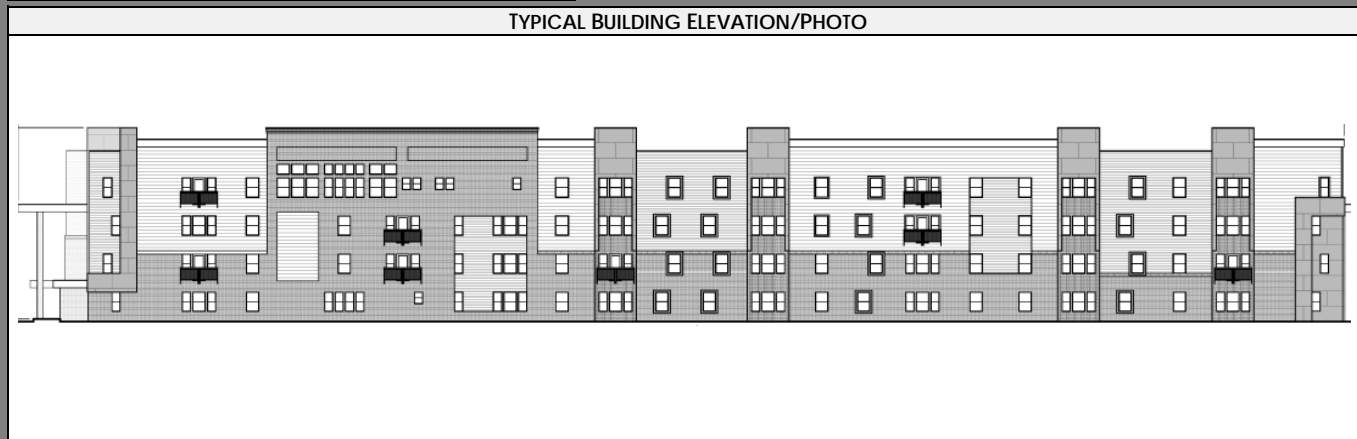
AERIAL PHOTOGRAPH(S)



19295 The Abali - Application Summary

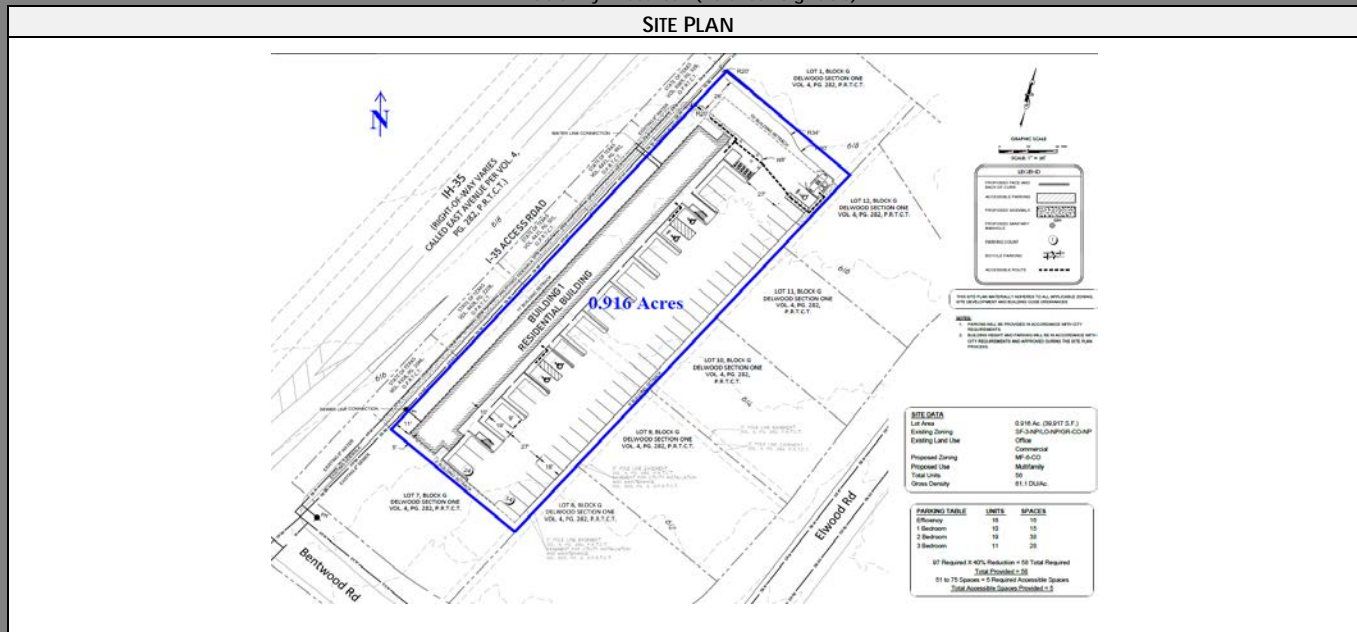
PROPERTY IDENTIFICATION		RECOMMENDATION				
Application #	19295	TDHCA Program	Request	Recommended		
Development	The Abali			LIHTC (9% Credit)	\$1,080,025	\$1,080,025
City / County	Austin / Travis					
Region/Area	7 / Urban					
Population	General					
Set-Aside	General					
Activity	New Construction					

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



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	16	29%	30%	6	0%
1	10	18%	40%	-	11%
2	19	34%	50%	23	0%
3	11	20%	60%	22	41%
4	-	0%	MR	5	39%
TOTAL	56	100%	TOTAL	56	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.27	Expense Ratio	62.6%
Breakeven Occ.	85.1%	Breakeven Rent	\$825
Average Rent	\$898	B/E Rent Margin	\$73
Property Taxes	\$964/unit	Exemption/PILOT	0%
Total Expense	\$6,341/unit	Controllable	\$4,141/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			3.3%
Highest Unit Capture Rate	12%	2 BR/50%	8
Dominant Unit Cap. Rate	12%	2 BR/50%	8
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	769 SF	Density	61.1/acre
Acquisition		\$53K/unit	\$2,950K
Building Cost	\$93.30/SF	\$72K/unit	\$4,019K
Hard Cost		\$103K/unit	\$5,769K
Total Cost		\$261K/unit	\$14,604K
Developer Fee	\$1,412K	(41% Deferred)	Paid Year: 12
Contractor Fee	\$808K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Community Bank of Texas	15/35	6.50%	\$2,300,000	1.27	Austin Housing Finance Corporation	40/0	0.00%	\$2,000,000	1.27	Redstone Equity Partners	\$9,719,253
										O-SDA Industries, LLC	\$584,401
TOTAL DEBT (Must Pay)			\$2,300,000		CASH FLOW DEBT / GRANTS			\$2,000,000		TOTAL EQUITY SOURCES	\$10,303,654
										TOTAL DEBT SOURCES	\$4,300,000
										TOTAL CAPITALIZATION	\$14,603,654

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Firm commitment for the Austin Housing Finance Corporation loan stating all terms and conditions.
 - 2 Receipt and acceptance by 10% test:
 - a: Confirmation that site plan conforms to the city's parking requirements.
 - b: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - 3 Receipt and acceptance by Cost Certification:
 - a: Third party Accountant's certification confirming eligibility of off-site costs..
 - b: Attorney opinion stating whether the AHFC loan is sourced from federal funds, and if so validating the source can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.
 - 4 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

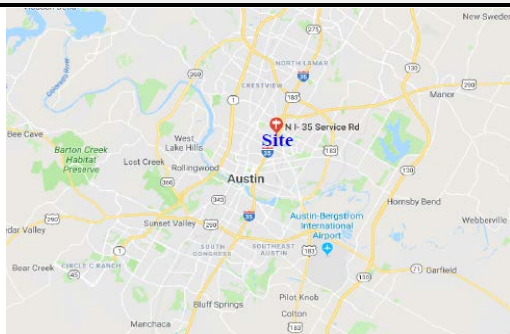
STRENGTHS/MITIGATING FACTORS

- Gross capture rate of 3%
- Affordable properties still monitored in PMA average 99% occupancy
- Attractive design, high visibility in-fill location should enhance marketability
- Developer experience

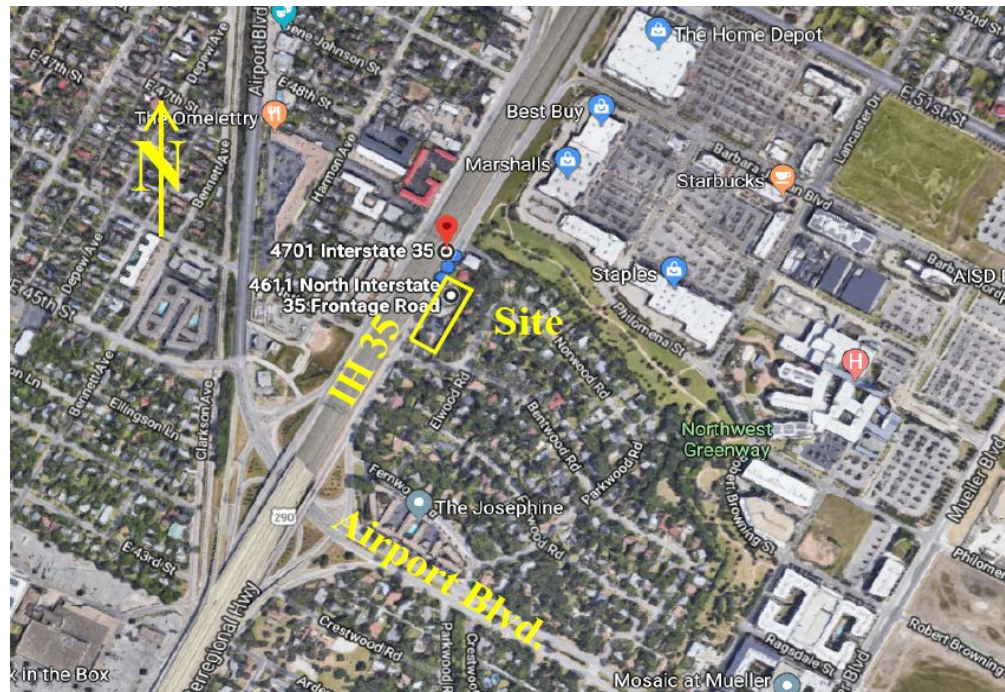
WEAKNESSES/RISKS

- Feasibility relies on obtaining \$2M soft loan from Austin HFC
- Parking limited to 1 space/unit.
- Smaller than typical unit size (686 sf avg.) with 16 efficiency units (28% of total)
- Single point of ingress/egress

AREA MAP



AERIAL PHOTOGRAPH(S)



19296 McKee City Living - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 3, 2019

PROPERTY IDENTIFICATION	
Application #	19296
Development	McKee City Living
City / County	Houston / Harris
Region/Area	6 / Urban
Population	General
Set-Aside	Non-Profit
Activity	New Construction

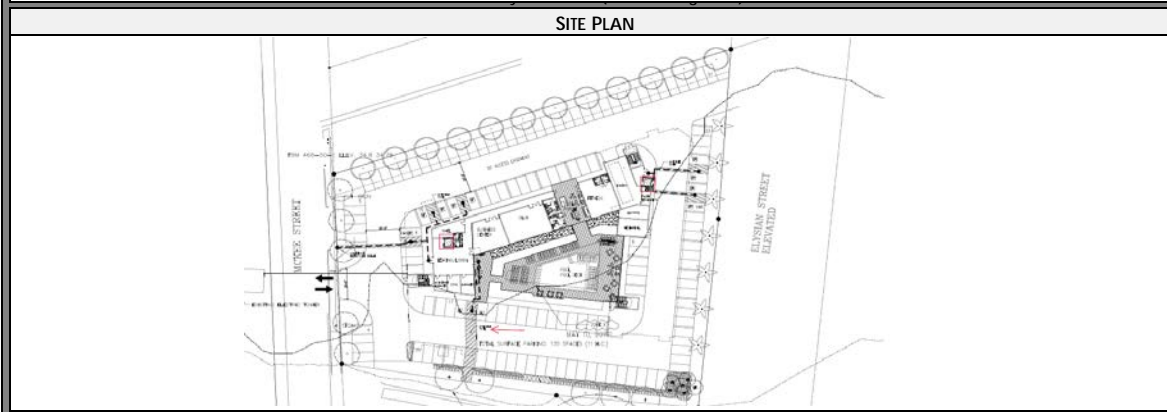
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$12,500/Unit	\$0.91

KEY PRINCIPAL / SPONSOR		
Covenant Neighborhoods, Inc. - Stephan Fairfield		
Gulf Coast Housing Partnership, Inc. - Kathy Laborde		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	8%
1	70	58%	40%	-	0%
2	34	28%	50%	40	33%
3	16	13%	60%	50	42%
4	-	0%	MR	20	17%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.22	Expense Ratio	60.7%
Breakeven Occ.	85.9%	Breakeven Rent	\$722
Average Rent	\$779	B/E Rent Margin	\$57
Property Taxes	\$951/unit	Exemption/PILOT	0%
Total Expense	\$5,346/unit	Controllable	\$3,115/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	4.0%		
Highest Unit Capture Rate	15%	2 BR/60%	15
Dominant Unit Cap. Rate	10%	1 BR/60%	27
Premiums (↑60% Rents)	Yes		\$202/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten	Applicant's Costs		
Avg. Unit Size	824 SF	Density	57.3/acre
Acquisition		\$53K/unit	\$6,403K
Building Cost	\$130.00/SF	\$107K/unit	\$12,855K
Hard Cost		\$126K/unit	\$15,092K
Total Cost		\$249K/unit	\$29,878K
Developer Fee	\$2,824K	(2% Deferred)	Paid Year: 1
Contractor Fee	\$2,113K	30% Boost	Yes

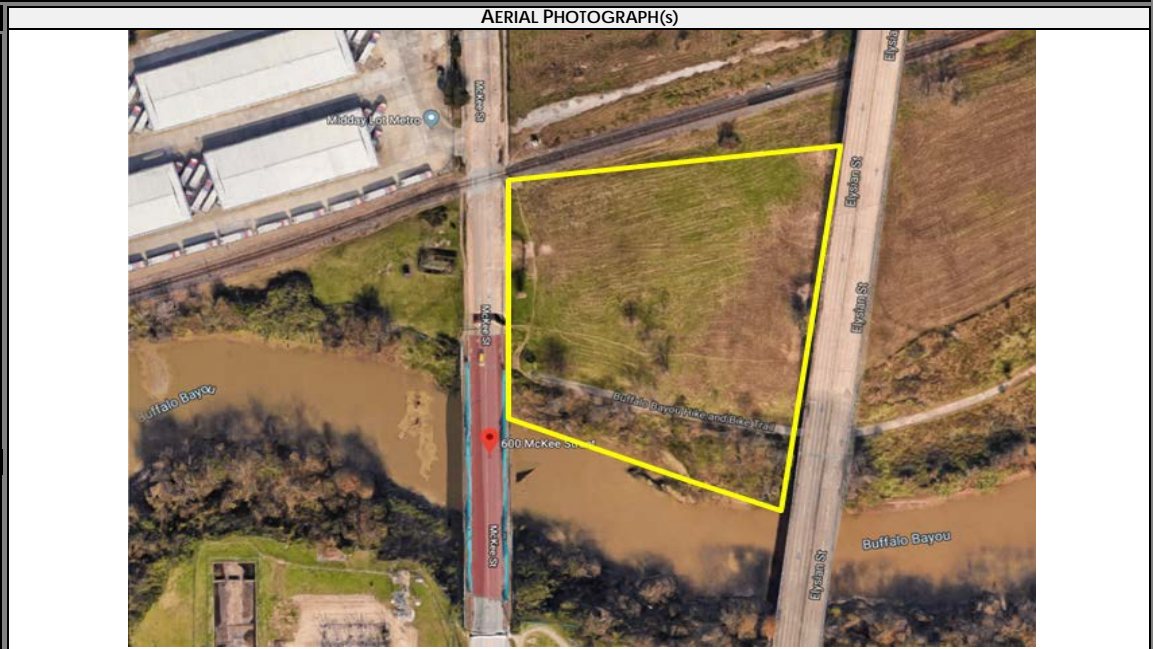
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
BBVA	18/30	6.50%	\$4,480,000	1.22	City of Houston	40/0	1.00%	\$11,700,000	1.22	National Equity Fund	\$13,648,635
										Co-Developers	\$49,006
										TOTAL EQUITY SOURCES	\$13,697,641
										TOTAL DEBT SOURCES	\$16,180,000
TOTAL DEBT (Must Pay)			\$4,480,000		CASH FLOW DEBT / GRANTS			\$11,700,000		TOTAL CAPITALIZATION	\$29,877,641

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.
- 2 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - b: Documentation that Additional Vapor Encroachment Screening procedures including Vapor sampling has been completed, and certification that all recommendations from the screening are incorporated into the development plans.
- 3 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that all Vapor Encroachment screening recommendations were implemented including sufficient mitigation to prevent vapor intrusion into proposed structures and implementation of restrictive covenants as required by VCP closure documents.
 - c: CPA prepared schedule allocating the CDBG-DR funds to costs that are tax credit basis eligible and non-tax credit basis eligible. If any CDBG-DR funds are used for tax credit basis eligible costs, indicate how those funds are being treated with respect to eligible basis. If any funds are being treated as bona fide debt and not deducted from eligible basis, provide an attorney opinion confirming that the debt is determined to be bona fide debt with a reasonable expectation that it will be repaid in full.
 - d: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives, parking and amenities are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.
 For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

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

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
o	Attractive design and amenities should compete well
o	Developer experience
WEAKNESSES/RISKS	
o	Market rental rate exposure on 16.7% of the total units
AREA MAP	



19307 Briarwest Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 17, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19307	TDHCA Program	Request	Recommended	
Development	Briarwest Apartments			\$1,500,000	\$1,500,000
City / County	Houston / Harris	LIHTC (9% Credit)			
Region/Area	6 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Chris Richardson / Nantucket Housing LLC & Christian Fuqua / Richco Rinehart Investments, LLC		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	10	8%
1	67	56%	40%	-	0%
2	45	38%	50%	40	33%
3	8	7%	60%	50	42%
4	-	0%	MR	20	17%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.29	Expense Ratio	✓ 57.8%
Breakeven Occ.	✓ 83.7%	Breakeven Rent	\$734
Average Rent	\$814	B/E Rent Margin	✓ \$79
Property Taxes	\$885/unit	Exemption/PILOT	0%
Total Expense	\$5,373/unit	Controllable	\$3,217/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		✓ 0.7%	
Highest Unit Capture Rate	✓ 3%	1 BR/50%	27
Dominant Unit Cap. Rate	✓ 3%	1 BR/50%	27
Premiums (↑60% Rents)	Yes	✗	\$346/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	853 SF	Density	22.2/acre
Acquisition		\$21K/unit	\$2,561K
Building Cost	\$93.46/SF	\$80K/unit	\$9,563K
Hard Cost		\$101K/unit	\$12,074K
Total Cost		\$176K/unit	\$21,070K
Developer Fee	\$2,262K	(3% Deferred)	Paid Year: 1
Contractor Fee	\$1,690K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bank of America	18/35	6.50%	\$4,700,000	1.38	City of Houston - CBDG Loan	18	1.00%	\$2,500,000	1.29	Bank of America	\$13,798,620
										Briarwest Developers, LLC	\$71,852
TOTAL DEBT (Must Pay)			\$4,700,000		CASH FLOW DEBT / GRANTS			\$2,500,000		TOTAL EQUITY SOURCES	\$13,870,472
										TOTAL DEBT SOURCES	\$7,200,000
										TOTAL CAPITALIZATION	\$21,070,472

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Revised term sheet from the City of Houston addressed to NH Briarwest LP (tbf), as discussed below, for the \$2.5M of CDBG-DR funds with all terms and conditions.
 - b: City of Houston's completed cost allocation worksheet indicating eligible expenses to be funded with CDBG-DR proceeds.
 - c: Clarification from the applicant's ESA provider addressing their discrepancy in reporting Lead in Drinking Water above the maximum contamination level (MCL) in the 2017 Annual Drinking Water Quality Report for the City of Houston, with no further tests necessary at the subject property.
- 2 Receipt and acceptance by Carryover:
 - a: A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
- 3 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.
- 4 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 5 Receipt and acceptance by Cost Certification:
 - a: CPA prepared schedule allocating the CDBG-DR funds to costs that are tax credit basis eligible and non-tax credit basis eligible. If any CDBG-DR funds are used for tax credit basis eligible costs, indicate how those funds are being treated with respect to eligible basis. If any funds are being treated as bona fide debt and not deducted from eligible basis, provide an attorney opinion confirming that the debt is determined to be bona fide debt with a reasonable expectation that it will be repaid in full.
 - b: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives, parking and amenities are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.
 - c: For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.
 - d: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - e: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

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

19327 Edison Lofts - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 1, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	19327	TDHCA Program	Request	Recommended	
Development	Edison Lofts	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$11,905/Unit \$0.90
City / County	Houston / Fort Bend				
Region/Area	6 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPAL / SPONSOR		
Donna Rickenbacker / DWR Development Group		
Charity Carter / Edison Arts Foundation		
Related Parties	Contractor - TBD	Seller - No

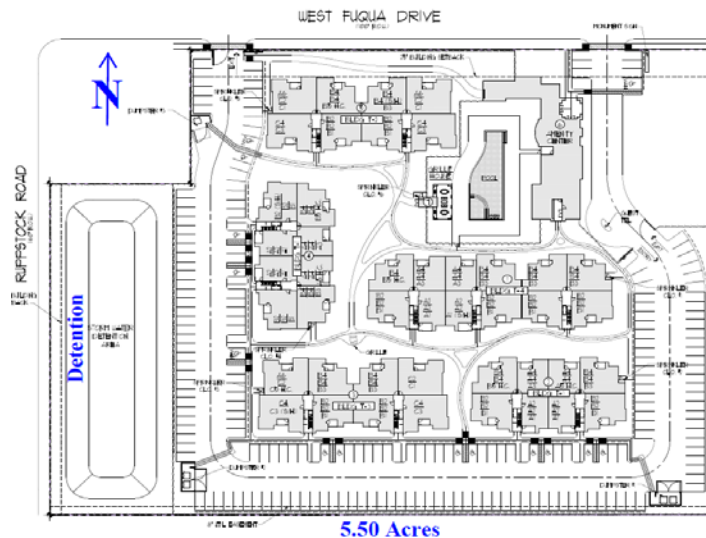
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	11	0%
1	39	31%	40%	-	9%
2	71	56%	50%	43	0%
3	16	13%	60%	53	34%
4	-	0%	MR	19	42%
TOTAL	126	100%	TOTAL	126	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.27	Expense Ratio	60.2%
Breakeven Occ.	84.6%	Breakeven Rent	\$733
Average Rent	\$803	B/E Rent Margin	\$70
Property Taxes	\$855/unit	Exemption/PILOT	0%
Total Expense	\$5,469/unit	Controllable	\$3,230/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		4.2%	
Highest Unit Capture Rate	17%	1 BR/60%	17
Dominant Unit Cap. Rate	10%	2 BR/60%	28
Premiums (↑60% Rents)	Yes	\$245/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	951 SF	Density	22.9/acre
Acquisition		\$12K/unit	\$1,500K
Building Cost	\$101.19/SF	\$96K/unit	\$12,131K
Hard Cost		\$120K/unit	\$15,110K
Total Cost		\$198K/unit	\$24,943K
Developer Fee	\$2,862K	(1% Deferred)	Paid Year: 1
Contractor Fee	\$2,115K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Amegy Bank	20/30	6.50%	\$4,710,000	1.27						National Equity Fund	\$13,498,650
										DWR Development Group, LLC	\$34,198
TOTAL DEBT (Must Pay)			\$4,710,000		CASH FLOW DEBT / GRANTS			\$6,700,000		TOTAL EQUITY SOURCES	\$13,532,848
										TOTAL DEBT SOURCES	\$11,410,000
										TOTAL CAPITALIZATION	\$24,942,848

CONDITIONS

- Receipt and acceptance by Commitment:
 - Revised term sheet from the City of Houston addressed to the City Borrower, as discussed below, for the \$6.7M of CDBG-DR funds with all terms and conditions.
 - Term sheet for the Project Loan from the City Borrower to the LHTC partnership, as discussed below, for the \$6.7M of CDBG-DR funds with all terms and conditions.
 - City of Houston's completed cost allocation worksheet indicating eligible expenses to be funded with CDBG-DR proceeds.
- Receipt and acceptance by Cost Certification:
 - CPA prepared schedule allocating the CDBG-DR funds to costs that are tax credit basis eligible and non-tax credit basis eligible. If any CDBG-DR funds are used for tax credit basis eligible costs, indicate how those funds are being treated with respect to eligible basis. If any funds are being treated as bona fide debt and not deducted from eligible basis, provide an attorney opinion confirming that the debt is determined to be bona fide debt with a reasonable expectation that it will be repaid in full.
- Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:
 - Certification that testing for asbestos was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

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

RISK PROFILE

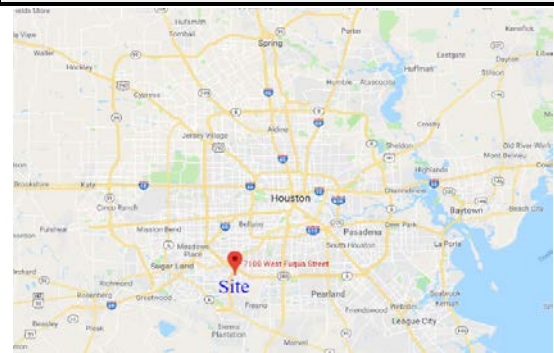
STRENGTHS/MITIGATING FACTORS

- Gross Capture Rate of 4.2%
- Attractive design, high visibility in-fill location should enhance marketability
- Affordable properties still monitored in PMA average 98% occupancy
- Developer experience

WEAKNESSES/RISKS

- Feasibility relies on Hurricane Harvey CDBG funds from the City of Houston in the amount of \$6.7M
- Uncertain future use for portion of old retail strip center remaining on adjacent property
- Possibility of additional off-site costs for demolition of remaining retail buildings

AREA MAP



AERIAL PHOTOGRAPH(S)



19330 Avanti Legacy at Emerald Point - Application Summary

PROPERTY IDENTIFICATION	
Application #	19330
Development	Avanti Legacy at Emerald Point
City / County	McAllen / Hidalgo
Region/Area	11 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$16,667/Unit	\$0.91

KEY PRINCIPAL / SPONSOR		
Madhouse Development Henry Flores Toby Williams Michael Tamez		
Related Parties	Contractor - No	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

ALL ROOFS SLOPE AT 4:12

STONE 45%
STUCCO 55%

WEST

ALL ROOFS SLOPE AT 4:12

STONE 36%
STUCCO 64%

SOUTH

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	9	10%
1	39	43%	40%	-	0%
2	51	57%	50%	19	21%
3	-	0%	60%	56	62%
4	-	0%	MR	6	7%
TOTAL	90	100%	TOTAL	90	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	62.7%
Breakeven Occ.	86.7%	Breakeven Rent	\$546
Average Rent	\$584	B/E Rent Margin	\$38
Property Taxes	\$550/unit	Exemption/PILOT	0%
Total Expense	\$4,201/unit	Controllable	\$2,614/unit

SITE PLAN

CLUBHOUSE/ LEASING

AMENITIES AREA - OWNER COMMITS TO PROVIDING AMENITIES TO SATISFY THE REQUIREMENTS OF THE 2019 GAP

DETENTION

TRASH

GARAGE

GARAGE W/ VAN ACCESSIBLE HC BAY

TRASH

UNIT TO BE HC ON 2ND & 3RD FLOORS

UNIT TO BE HC ON 1ST & 2ND FLOORS

VAN ACCESSIBLE

VAN ACCESSIBLE

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.7%		
Highest Unit Capture Rate	5%	2 BR/60%	33
Dominant Unit Cap. Rate	5%	2 BR/60%	33
Premiums (↑60% Rents)	#N/A	#N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	876 SF	Density	20.5/acre
Acquisition		\$10K/unit	\$867K
Building Cost	\$99.00/SF	\$87K/unit	\$7,801K
Hard Cost		\$107K/unit	\$9,655K
Total Cost		\$191K/unit	\$17,213K
Developer Fee	\$2,019K	(23% Deferred)	Paid Year: 12
Contractor Fee	\$1,352K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi Community Capital	15/35	5.00%	\$3,094,046	1.20	City of McAllen	0/0	0.00%	\$500	1.20	RBC Capital Markets	\$13,648,635
TOTAL DEBT (Must Pay)			\$3,094,046		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,118,140
										TOTAL DEBT SOURCES	\$3,094,546
										TOTAL CAPITALIZATION	\$17,212,686

CONDITIONS

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

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Building similar product 20 miles away
- Market premiums not underwritten
- High end amenities help with marketing

WEAKNESSES/RISKS

- Market risk on 6 units (6.7% of total)

AREA MAP

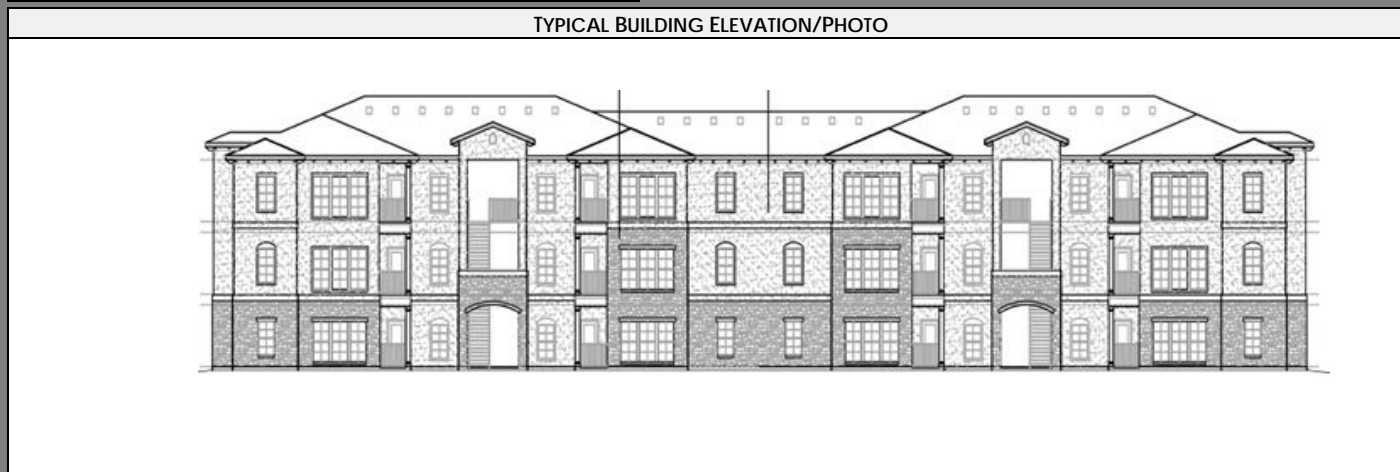


19331 Avanti at Emerald Point - Application Summary

PROPERTY IDENTIFICATION	
Application #	19331
Development	Avanti at Emerald Point
City / County	McAllen / Hidalgo
Region/Area	11 / Urban
Population	General
Set-Aside	General
Activity	New Construction

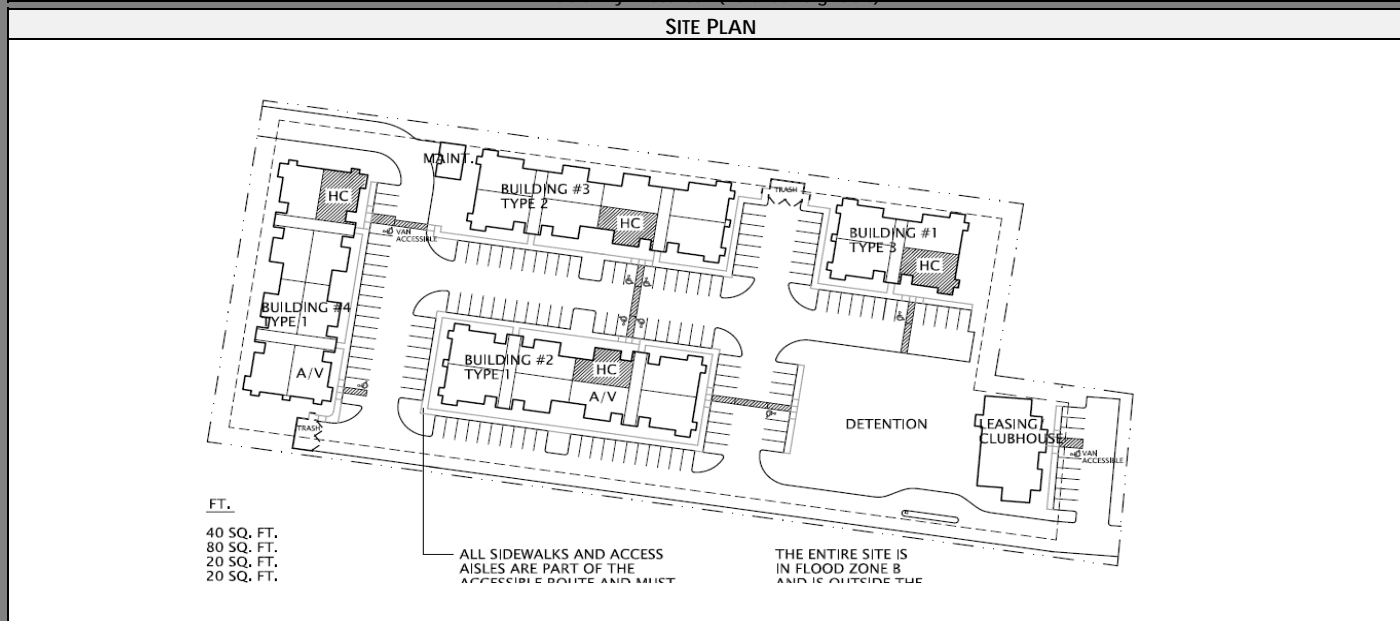
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$20,833/Unit	\$0.91	

KEY PRINCIPAL / SPONSOR		
Madhouse Development Henry Flores Toby Williams Michael Tamez		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	7	10%
1	-	0%	40%	-	0%
2	32	44%	50%	14	19%
3	40	56%	60%	44	61%
4	-	0%	MR	7	10%
TOTAL	72	100%	TOTAL	72	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	✓ 1.20	Expense Ratio	✓ 55.7%		
Breakeven Occ.	✓ 85.6%	Breakeven Rent	\$632		
Average Rent	\$684	B/E Rent Margin	⚠ \$52		
Property Taxes	\$550/unit	Exemption/PILOT	0%		
Total Expense	\$4,355/unit	Controllable	\$2,713/unit		



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓ 5.1%		
Highest Unit Capture Rate	⚠ 35%	2 BR/60%	19
Dominant Unit Cap. Rate	⚠ 12%	3 BR/60%	25
Premiums (↑60% Rents)	#N/A	#N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,169 SF	Density	15.8/acre
Acquisition		\$15K/unit	\$1,068K
Building Cost	\$96.76/SF	\$113K/unit	\$8,142K
Hard Cost		\$138K/unit	\$9,955K
Total Cost		\$247K/unit	\$17,793K
Developer Fee	\$2,079K	(35% Deferred)	Paid Year: 14
Contractor Fee	\$1,394K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi Community Capital	15/35	5.00%	\$3,423,565	1.20	City of McAllen	0/0	0.00%	\$500	1.20	RBC Capital Markets	\$13,648,635
TOTAL DEBT (Must Pay)			\$3,423,565		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,368,555
										TOTAL DEBT SOURCES	\$3,424,065
										TOTAL CAPITALIZATION	\$17,792,620

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos and lead-based paint was performed on the existing residential home and associated sheds prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - b: Architect certification that the following items were built or included in the project: stainless steel appliance, granite counter tops, exterior fiberglass door, tile backsplash, upgraded HVAC equipment and manufacture, 42" upper cabinets, soft close cabinets, bathroom and kitchen sink fixtures, LED lights, fans, lighting package, and hardware selection."

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

AERIAL PHOTOGRAPH(S)



RISK PROFILE

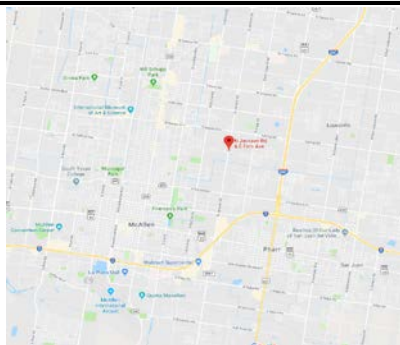
STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Market premiums not underwritten
- High end furnishings make for better marketing
- Low controllable costs (\$2.8K/unit) and 55% debt ratio

WEAKNESSES/RISKS

- Market risk on 7 units (9% of total)

AREA MAP



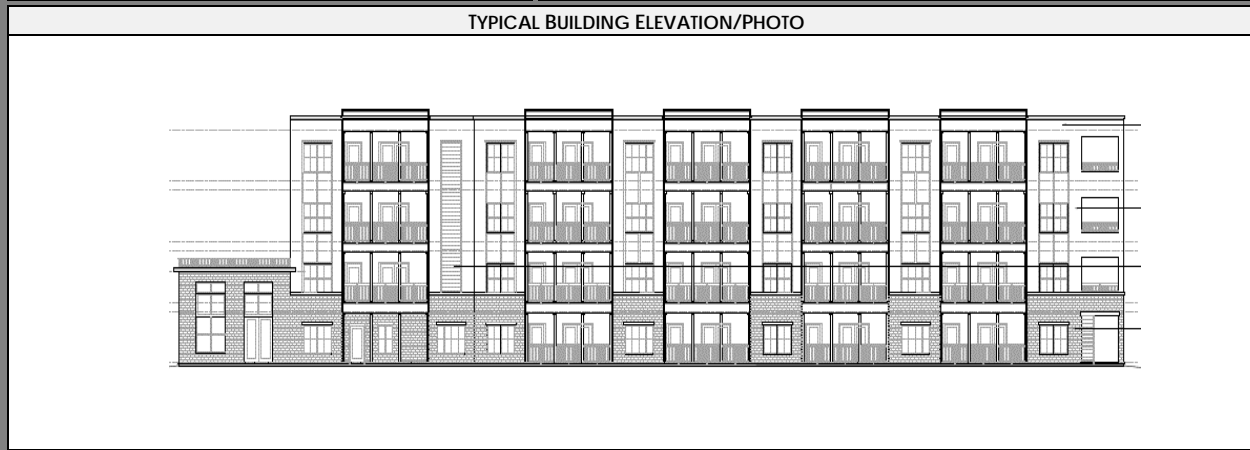
19332 Avanti at South Bluff - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 17, 2019

PROPERTY IDENTIFICATION	
Application #	19332
Development	Avanti at South Bluff
City / County	Corpus Christi / Nueces
Region/Area	10 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	Reconstruction

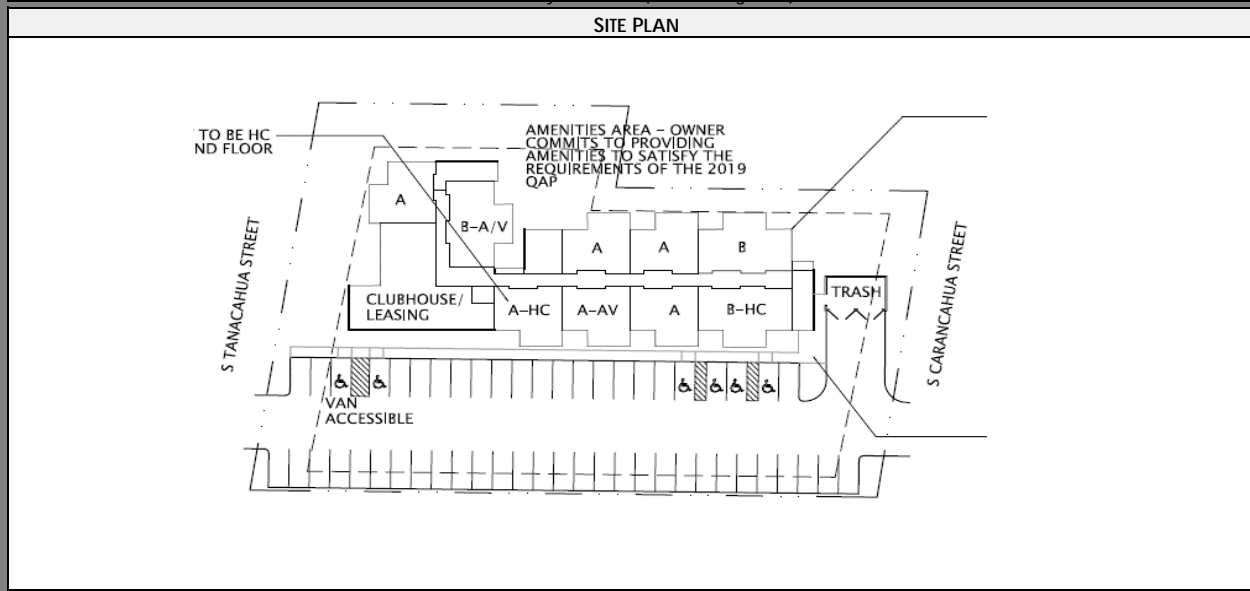
RECOMMENDATION						
TDHCA Program	Request	Recommended				
LIHTC (9% Credit)	\$0	\$925,000	\$22,024/Unit	\$0.90		
	Amount	Rate	Amort	Term	Lien	
MF Direct Loan Const. to Perm. (Repayable)	\$2,475,000	2.00%	35	35	1	

KEY PRINCIPAL / SPONSOR		
Madhouse Development Henry Flores		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	-	0%
1	30	71%	40%	-	0%
2	12	29%	50%	5	12%
3	-	0%	60%	37	88%
4	-	0%	MR	-	✓
TOTAL	42	100%	TOTAL	42	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	1.17	Expense Ratio	65.0%
Breakeven Occ.	87.8%	Breakeven Rent	\$654
Average Rent	\$689	B/E Rent Margin	\$36
Property Taxes	\$500/unit	Exemption/PILOT	0%
Total Expense	\$5,078/unit	Controllable	\$3,346/unit



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

DEVELOPMENT COST SUMMARY			
Costs Underwritten	Applicant's Costs		
Avg. Unit Size	725 SF	Density	39.3/acre
Acquisition	\$45K/unit	\$1,881K	
Building Cost	\$103.00/SF	\$75K/unit	\$3,137K
Hard Cost	\$104K/unit		\$4,352K
Total Cost	\$263K/unit		\$11,061K
Developer Fee	\$1,421K	(10% Deferred)	Paid Year: 8
Contractor Fee	\$609K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Community Bank of Texas	35/35	2.00%	\$2,475,000	1.17	City of Corpus Christi	0/0	0.00%	\$500	1.17	RBC Capital Markets	\$8,324,168
TOTAL DEBT (Must Pay)			\$2,475,000		CASH FLOW DEBT / GRANTS			\$124,250		Avanti at South Bluff Development, LLC	\$137,510
										TOTAL EQUITY SOURCES	\$8,461,678
										TOTAL DEBT SOURCES	\$2,599,250
										TOTAL CAPITALIZATION	\$11,060,928

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by Commitment:
 - a: Approval of re-zoning application.
 - b: Approval of parking variance to lower parking space requirements to 52 spaces.
- 3 Receipt and acceptance by Cost Certification:
 - Certification that testing for asbestos and lead-based paint was performed on the South Bluff Apartments prior to demolition, and if necessary, a certification that any appropriate abatement measures were implemented.

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

RISK PROFILE

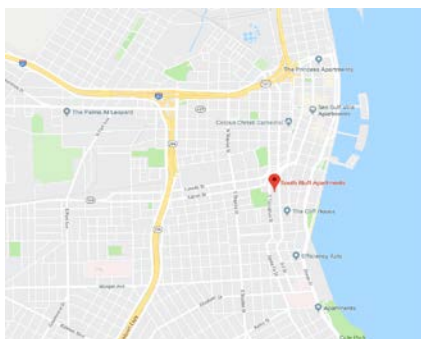
STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Low capture rates
- Attractive location for potential renters

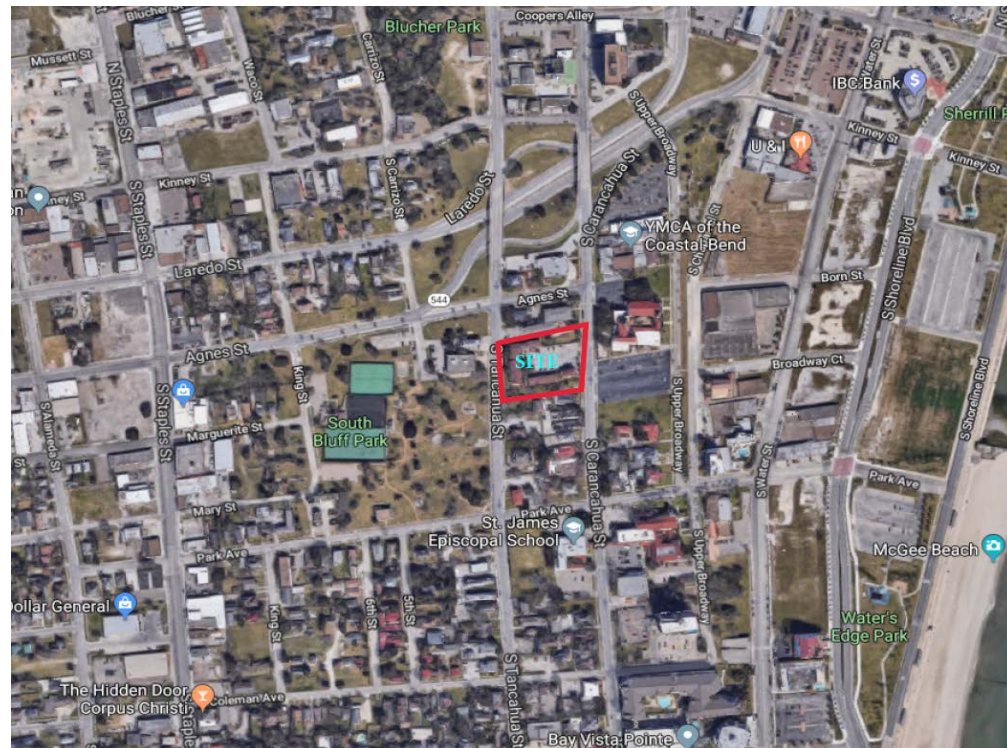
WEAKNESSES/RISKS

- 64.96% expense-to-income ratio
- 1.17 debt coverage ratio

AREA MAP







AERIAL PHOTOGRAPH(S)



19356 Pine Hills Estates I & II - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 16, 2019

PROPERTY IDENTIFICATION		RECOMMENDATION				KEY PRINCIPAL / SPONSOR		
Application #	19356	TDHCA Program	Request	Recommended		Hamilton Corporation Kenneth E. Halmilton (Developer) Josefina Garcia Alyssa Carpenter (Consultant)		
Development	Pine Hills Estates I & II	LIHTC (9% Credit)	\$716,238	\$716,238	\$10,533/Unit			\$0.84
City / County	Devine / Medina							
Region/Area	9 / Rural							
Population	General							
Set-Aside	USDA							
Activity	Acquisition/Rehab (Built in 1992)					Related Parties	Contractor - Yes	Seller - No
TYPICAL BUILDING ELEVATION/PHOTO								
Devine				Pearsall				
								
UNIT DISTRIBUTION								
# Beds	# Units	% Total	Income	# Units	% Total			
Eff	-	0%	30%	12	18%			
1	60	88%	40%	-	0%			
2	8	12%	50%	15	22%			
3	-	0%	60%	41	60%			
4	-	0%	MR	-				
TOTAL	68	100%	TOTAL	68	100%			
PRO FORMA FEASIBILITY INDICATORS								
Pro Forma Underwritten				Applicant's Pro Forma				
Debt Coverage	1.26	Expense Ratio	70.1%					
Breakeven Occ.	88.2%	Breakeven Rent	\$477					
Average Rent	\$509	B/E Rent Margin	\$32					
Property Taxes	\$332/unit	Exemption/PILOT	0%					
Total Expense	\$4,061/unit	Controllable	\$2,336/unit					
MARKET FEASIBILITY INDICATORS								
Gross Capture Rate (30% Maximum)				N/A				
Highest Unit Capture Rate	0%	#N/A	N/A					
Dominant Unit Cap. Rate		1 BR/60%	37					
Premiums (↑60% Rents)	N/A							
Rent Assisted Units	55	81% Total Units						
DEVELOPMENT COST SUMMARY								
Costs Underwritten		TDHCA's Costs - Based on PCA						
Avg. Unit Size	670 SF	Density	11.2/acre					
Acquisition		\$29K/unit	\$2,001K					
Building Cost	\$64.84/SF	\$43K/unit	\$2,954K					
Hard Cost		\$55K/unit	\$3,739K					
Total Cost		\$127K/unit	\$8,626K					
Developer Fee	\$884K	(22% Deferred)	Paid Year: 8					
Contractor Fee	\$436K	30% Boost	Yes					
REHABILITATION COSTS / UNIT								
Site Work	\$5K	9%	Finishes/Fixtures	\$26K	48%			
Building Shell	\$10K	18%	Amenities	\$2K	4%			
HVAC	\$5K	10%	Total Exterior	\$17K	34%			
Appliances	\$2K	3%	Total Interior	\$33K	66%			
SITE PLAN								
Devine				Pearsall				
								

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES			
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount		
Sterling	30/30	6.25%	\$750,000	2.13	City of Devine	0/0	0.00%	\$250	1.26	Monarch	\$6,015,793		
Existing USDA Loan - Pearsall	30/30	6.25%	\$794,800	2.13	City of Pearsall	0/0	0.00%	\$250	1.26	Pine Hills Estates GP, LLC	\$190,352		
Existing USDA Loan - Devine	30/50	1.00%	\$708,338	1.61	Existing Reserves - Pearsall	0/0	0.00%	\$103,670	1.26	0	\$0		
					Existing Reserves - Devine	0/0	0.00%	\$62,949	1.26	0	\$0		
TOTAL DEBT (Must Pay)			\$2,253,138		CASH FLOW DEBT / GRANTS			\$167,119		TOTAL EQUITY SOURCES		\$6,206,145	
											TOTAL DEBT SOURCES	\$2,420,257	
											TOTAL CAPITALIZATION		\$8,626,402

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - iii: USDA reserve requirements
 - b: Settlement Statement that documents actual transfer price
 - c: Loan Agreement that documents assumed debt balance
 - d: Substantially final draft of limited partnership agreement
 - e: Substantially final construction contract with Schedule of Values
 - f: Most current annual operating statement
 - g: Updated TDHCA application exhibits (rent schedule, operating expenses, long-term pro forma, development cost schedule, schedule of sources)

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

AERIAL PHOTOGRAPH(S)

RISK PROFILE

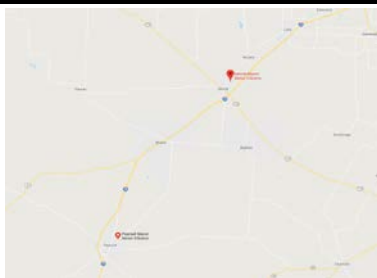
STRENGTHS/MITIGATING FACTORS

- ▣ 55 of 68 units covered by USDA Rental Assistance
- ▣ Applicant has experience working with USDA
- ▣ USDA subsidies can be increased to offset operating
- ▣ Interest subsidy on USDA debt

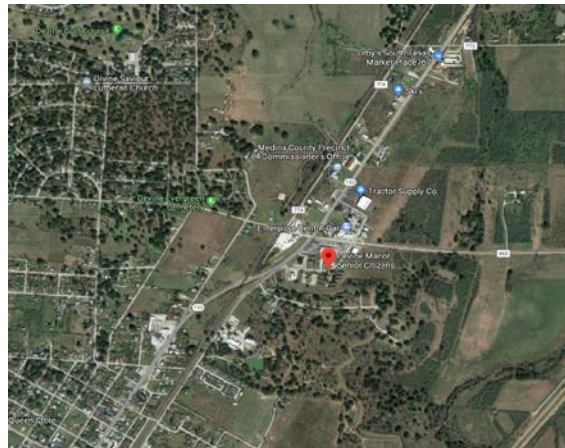
WEAKNESSES/RISKS

- ▣ 70% Expense-to-Income Ratio
- ▣ Feasibility dependent on Rental Assistance
- ▣ Feasibility dependent on increased rents

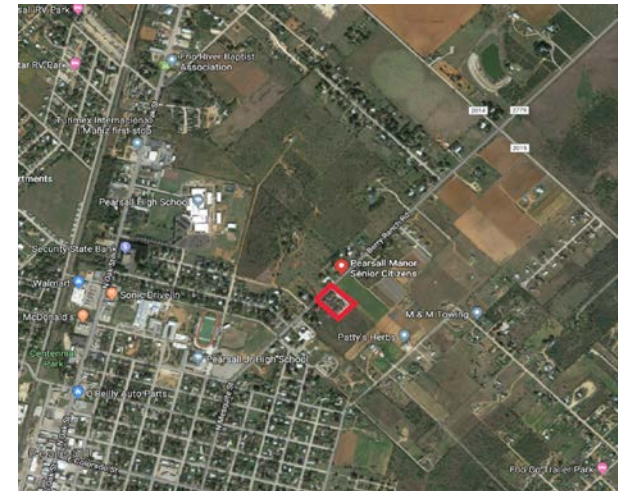
AREA MAP



Devine



Pearsall



19357 Woodlands Estates I & II - Application Summary


REAL ESTATE ANALYSIS DIVISION

July 16, 2019

PROPERTY IDENTIFICATION	
Application #	19357
Development	Woodlands Estates I & II
City / County	Hempstead / Waller
Region/Area	6 / Rural
Population	Elderly Limitation
Set-Aside	USDA/At-Risk
Activity	Acquisition/Rehab (Built in 1993)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$839,987	\$839,987	\$10,244/Unit	\$0.84

KEY PRINCIPAL / SPONSOR		
Hamilton Corporation Kenneth E. Halmilton (Developer) Shawn Smith Corey Farmer Alyssa Carpenter (Consultant)		
Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO	
Hempstead	Sweeny
	

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	8	10%
1	74	90%	40%	-	0%
2	8	10%	50%	17	21%
3	-	0%	60%	57	70%
4	-	0%	MR	-	0%
TOTAL	82	100%	TOTAL	82	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	71.4%
Breakeven Occ.	89.5%	Breakeven Rent	\$504
Average Rent	\$530	B/E Rent Margin	\$25
Property Taxes	\$326/unit	Exemption/PILOT	0%
Total Expense	\$4,294/unit	Controllable	\$2,570/unit

SITE PLAN	
Hempstead	Sweeny
	

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			N/A
Highest Unit Capture Rate	0%	#N/A	N/A
Dominant Unit Cap. Rate		1 BR/60%	53
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	52	63% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	637 SF	Density	11.7/acre
Acquisition		\$31K/unit	\$2,559K
Building Cost	\$67.22/SF	\$43K/unit	\$3,510K
Hard Cost		\$55K/unit	\$4,501K
Total Cost		\$126K/unit	\$10,303K
Developer Fee	\$1,012K	(29% Deferred)	Paid Year: 15
Contractor Fee	\$496K	30% Boost	Yes

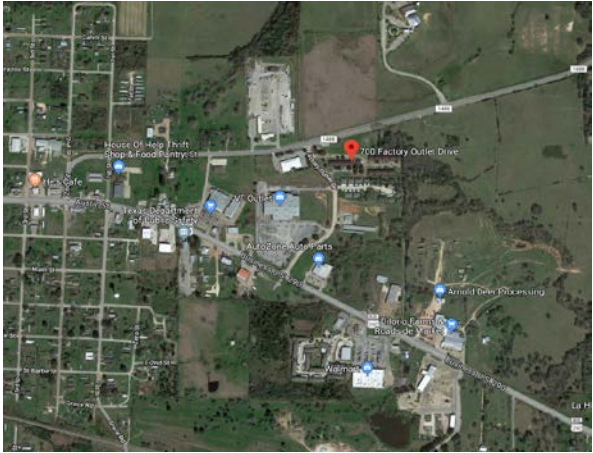
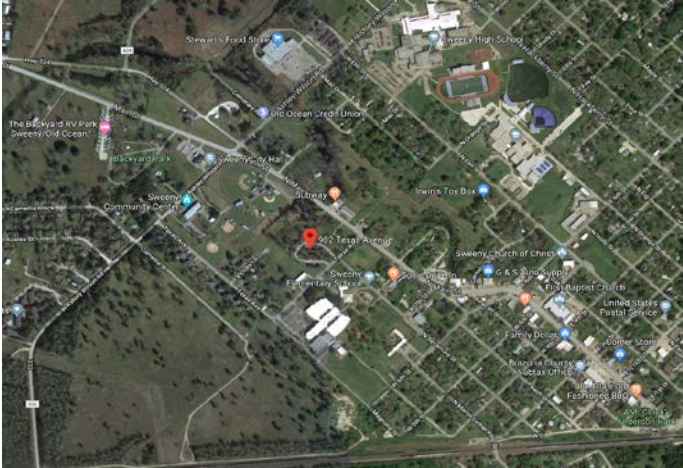
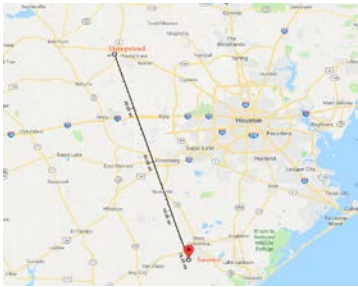
REHABILITATION COSTS / UNIT			
Site Work	\$5K	9%	Finishes/Fixtures \$25K 46%
Building Shell	\$11K	19%	Amenities \$2K 4%
HVAC	\$5K	9%	Total Exterior \$18K 36%
Appliances	\$2K	4%	Total Interior \$32K 64%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Sterling	30/30	6.25%	\$920,000	2.08	City of Hempstead	0/0	0.00%	\$250	1.20	Monarch	\$7,055,185
Existing USDA Loan - Sweeny	30/30	6.25%	\$732,547	1.63	City of Sweeny	0/0	0.00%	\$250	1.20	Woodland Estates GP, LLC	\$290,356
Existing USDA Loan - Hempstead	30/50	1.00%	\$1,221,021	1.63	Existing Reserves - Hempstead	0/0	0.00%	\$55,000	1.20		\$0
					Existing Reserves - Sweeny	0/0	0.00%	\$28,863	1.20		\$0
TOTAL DEBT (Must Pay)			\$2,873,568		CASH FLOW DEBT / GRANTS			\$84,363		TOTAL EQUITY SOURCES	\$7,345,541
										TOTAL DEBT SOURCES	\$2,957,931
										TOTAL CAPITALIZATION	\$10,303,472

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - iii: USDA reserve requirements
 - b: Settlement Statement that documents actual transfer price for Hempstead and Sweeny projects.
 - c: Loan Agreement that documents assumed debt balance.
 - d: Substantially final draft of limited partnership agreement.
 - e: Substantially final construction contract with Schedule of Values.
 - f: Most current annual operating statement
 - g: Updated TDHCA application exhibits (rent schedule, operating expenses, long-term pro forma, development cost schedule, schedule of sources)

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

		AERIAL PHOTOGRAPH(S)	
RISK PROFILE		Hempstead	Sweeny
STRENGTHS/MITIGATING FACTORS			
<ul style="list-style-type: none"> ▫ 52 of 82 units covered by USDA Rental Assistance ▫ Applicant has experience working with USDA ▫ USDA subsidies can be increased to offset operating ▫ Interest subsidy on USDA debt 			
WEAKNESSES/RISKS			
<ul style="list-style-type: none"> ▫ 71% Debt ratio ▫ Dependent on Rental Assistance ▫ Feasibility dependent on increased rents 			
AREA MAP			
			

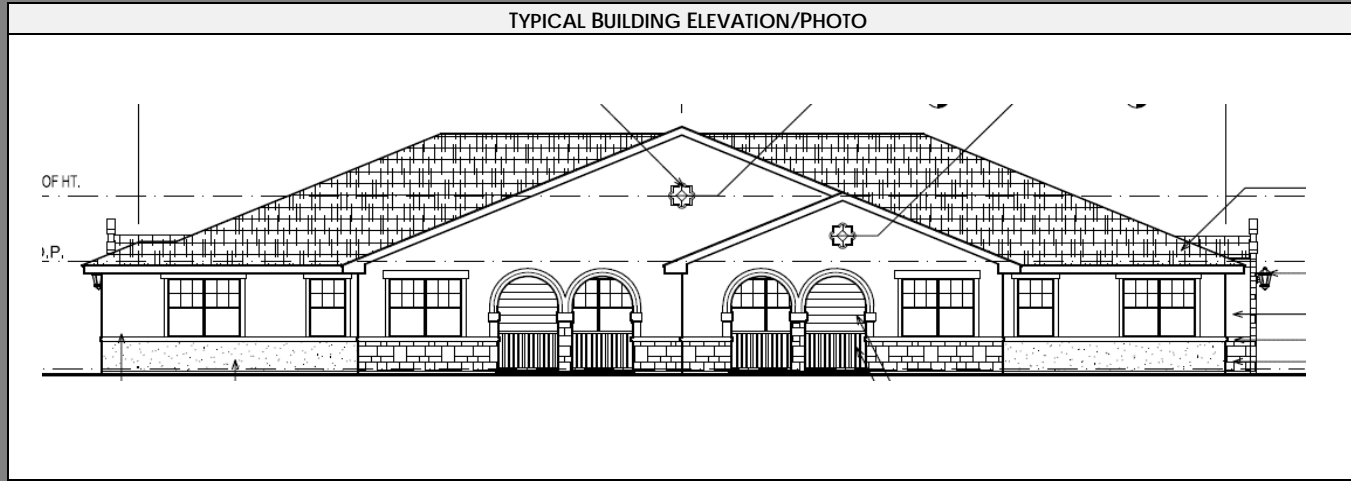
19365 Heritage Estates at Huntsville - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 20, 2019

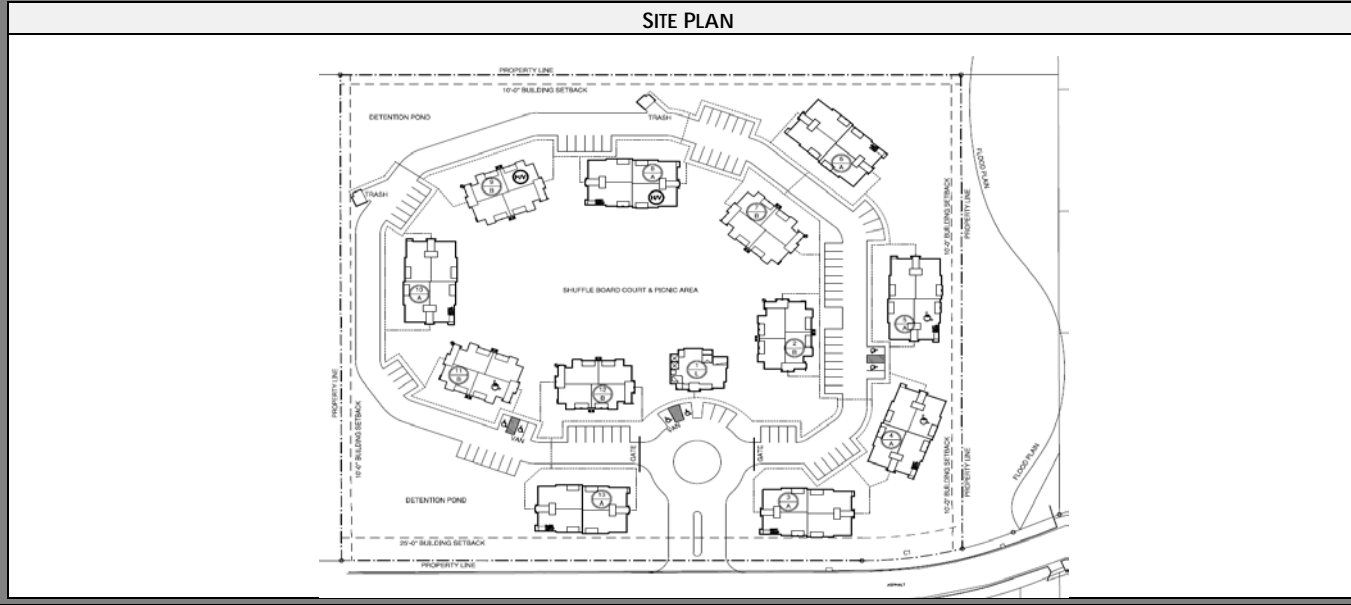
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	19365	TDHCA Program LIHTC (9% Credit)	Request	Recommended			
Development	Heritage Estates at Huntsville		\$600,000	\$600,000	\$12,500/Unit	\$0.85	
City / County	Huntsville / Walker		Amount	Rate	Amort	Term	Lien
Region/Area	6 / Rural	MF Direct Loan Const. to Perm. (Repayable)	\$2,525,000	2.00%	30	30	1
Population	Elderly Limitation						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPAL / SPONSOR		
Generation Housing Development, LLC		
Adrian Iglesias		
Chris Applequist		
Audrey Martin (Consultant)		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	4	8%
1	20	42%	40%	-	0%
2	28	58%	50%	9	19%
3	-	0%	60%	29	60%
4	-	0%	MR	6	13%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.19	Expense Ratio	63.3%
Breakeven Occ.	87.0%	Breakeven Rent	\$634
Average Rent	\$674	B/E Rent Margin	\$41
Property Taxes	\$621/unit	Exemption/PILOT	0%
Total Expense	\$4,811/unit	Controllable	\$3,162/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			2.3%
Highest Unit Capture Rate	10%	2 BR/60%	21
Dominant Unit Cap. Rate	10%	2 BR/60%	21
Premiums (↑60% Rents)	#N/A		#N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	877 SF	Density	6.1/acre
Acquisition		\$10K/unit	\$470K
Building Cost	\$85.00/SF	\$75K/unit	\$3,580K
Hard Cost		\$89K/unit	\$4,263K
Total Cost		\$163K/unit	\$7,845K
Developer Fee	\$1,152K	(8% Deferred)	Paid Year: 5
Contractor Fee	\$597K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
TDHCA	30/30	2.00%	\$2,525,000	1.19	City of Huntsville	0/0	0.00%	\$250	1.19	Regions Bank	\$5,099,490	
					BGO Architects	0/0	0.00%	\$126,250	1.19	TX Heritage Development 2019, LLC	\$94,038	
TOTAL DEBT (Must Pay)			\$2,525,000		CASH FLOW DEBT / GRANTS			\$126,500		TOTAL EQUITY SOURCES	\$5,193,528	
											TOTAL DEBT SOURCES	\$2,651,500
											TOTAL CAPITALIZATION	\$7,845,028

CONDITIONS

- 1 Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.
- 2 Receipt and acceptance by Cost Certification:
 - : Evidence that the units and buildings have met the requirements for use of a Green Discount Utility Allowance.

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

RISK PROFILE

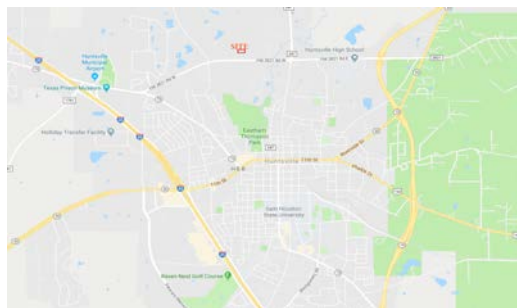
STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Market premiums likely, but not assumed in underwriting
- Elderly projects in area 97.7% occupied

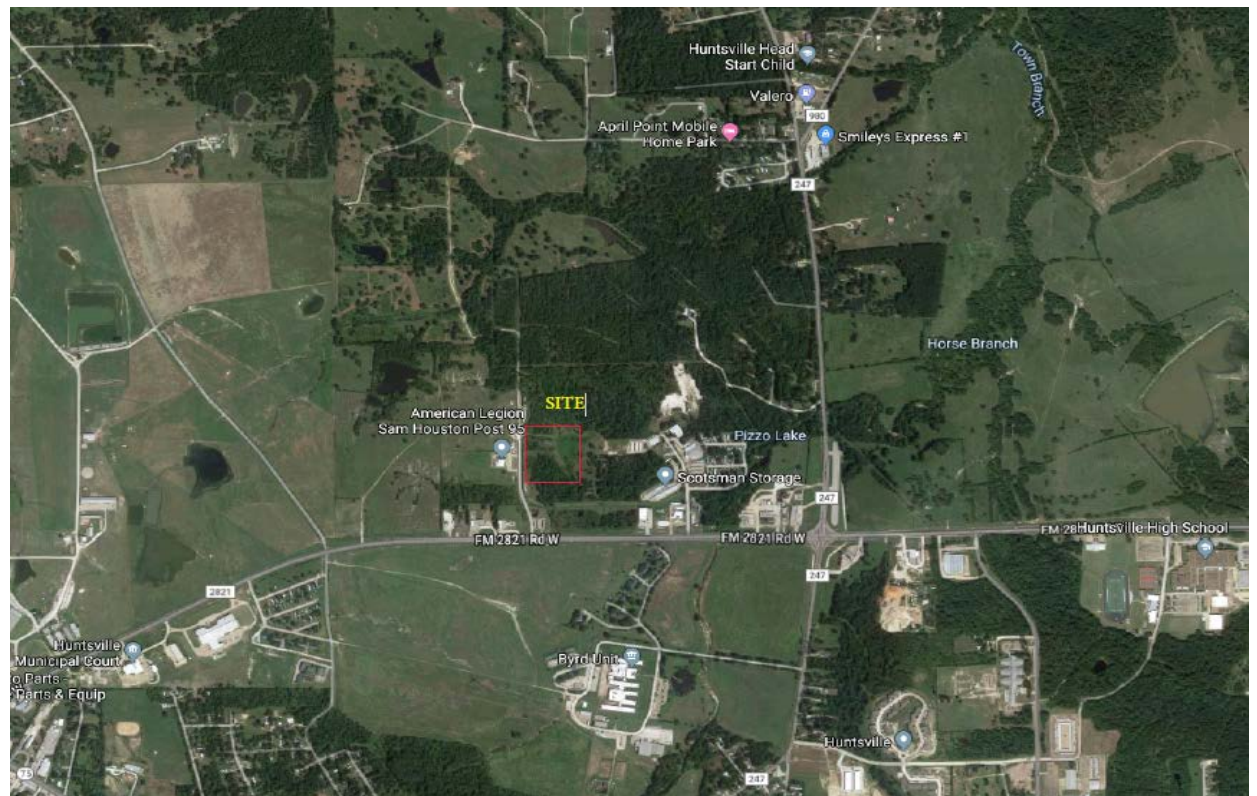
WEAKNESSES/RISKS

- Feasibility dependent on MFDL loan at 2.0%
- 63% expense-to-income ratio
- Market risk on 12% of units

AREA MAP



AERIAL PHOTOGRAPH(S)



19367 Avanti Legacy Bayside - Application Summary

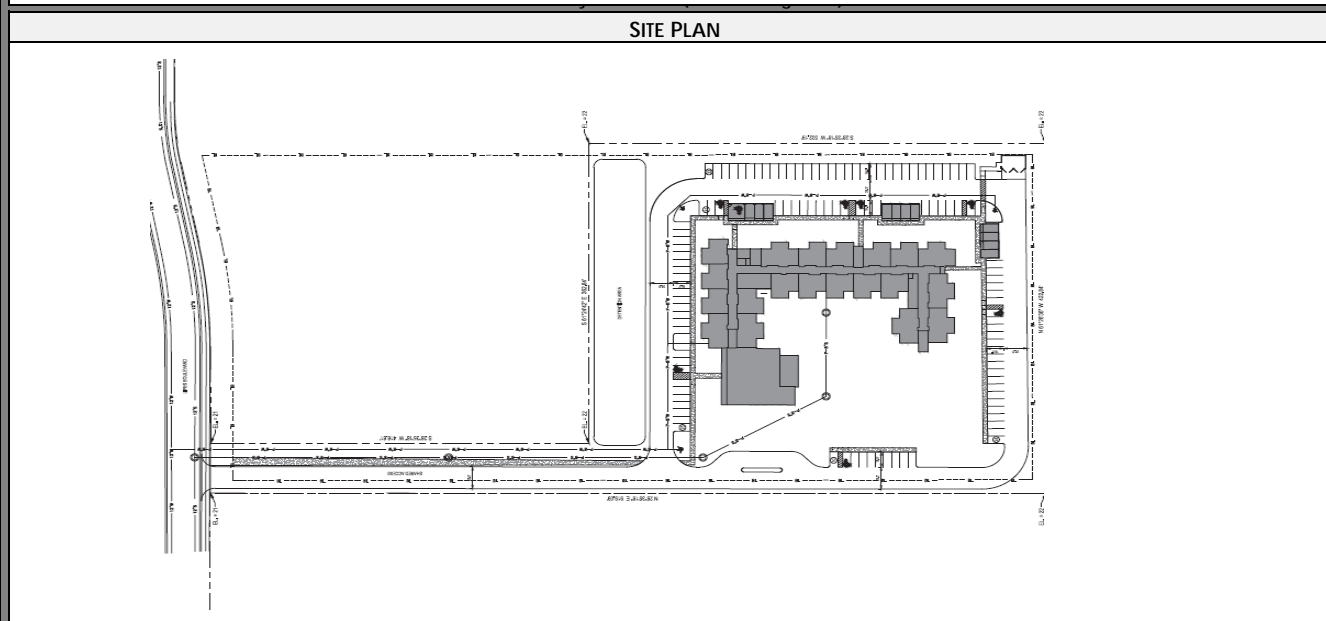
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	19367	TDHCA Program	Request	Recommended			
Development	Avanti Legacy Bayside	LIHTC (9% Credit)	\$925,000	\$925,000	\$15,417/Unit	\$0.90	
City / County	Corpus Christi / Nueces		Amount	Rate	Amort	Term	Lien
Region/Area	10 / Urban	MF Direct Loan Const. to Perm. (Repayable)	\$3,800,000	2.00%	35	35	1
Population	Elderly Limitation						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPAL / SPONSOR		
Madhouse Development Henry Flores		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	-	0%
1	39	65%	40%	-	0%
2	21	35%	50%	5	8%
3	-	0%	60%	50	83%
4	-	0%	MR	5	8%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.22	Expense Ratio	⚠ 61.6%
Breakeven Occ.	✓ 86.0%	Breakeven Rent	\$658
Average Rent	\$708	B/E Rent Margin	⚠ \$51
Property Taxes	\$575/unit	Exemption/PILOT	0%
Total Expense	\$4,951/unit	Controllable	\$3,135/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			✓ 1.8%
Highest Unit Capture Rate	✓ 5%	1 BR/60%	33
Dominant Unit Cap. Rate	✓ 5%	1 BR/60%	33
Premiums (↑60% Rents)	#N/A		#N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	738 SF	Density	11.0/acre
Acquisition		\$20K/unit	\$1,201K
Building Cost	\$103.00/SF	\$76K/unit	\$4,562K
Hard Cost		\$101K/unit	\$6,069K
Total Cost		\$207K/unit	\$12,415K
Developer Fee	\$1,378K	(7% Deferred)	Paid Year: 3
Contractor Fee	\$850K	30% Boost	Yes

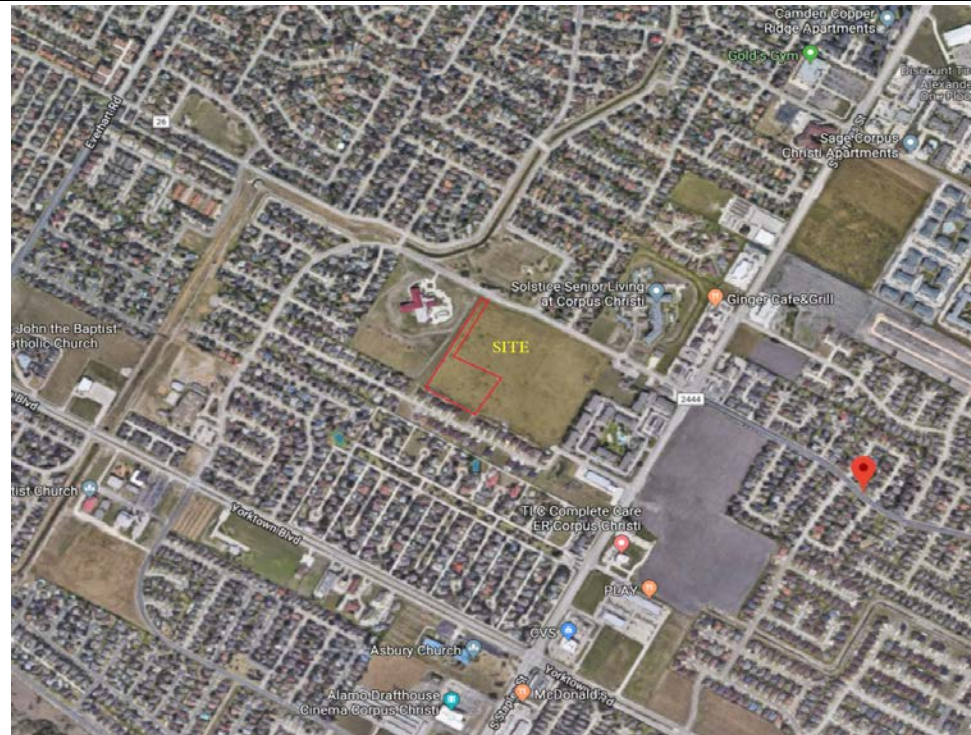
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Community Bank of Texas	35/35	2.00%	\$3,800,000	1.22	Couric Enterprises, LLC	0/0	0.00%	\$190,000	1.22	RBC Capital Markets	\$8,324,168	
										Avanti Legacy Bayside Development, L	\$100,691	
TOTAL DEBT (Must Pay)			\$3,800,000		CASH FLOW DEBT / GRANTS			\$190,000		TOTAL EQUITY SOURCES	\$8,424,859	
TOTAL DEBT SOURCES											\$3,990,000	
											TOTAL CAPITALIZATION	\$12,414,859

CONDITIONS

- Receipt and acceptance before Direct Loan Closing
 - a: Substantially final construction contract with Schedule of Values.
 - b: Updated term sheets with substantially final terms from all lenders
 - c: Substantially final draft of limited partnership agreement.
 - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

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

AERIAL PHOTOGRAPH(S)



RISK PROFILE

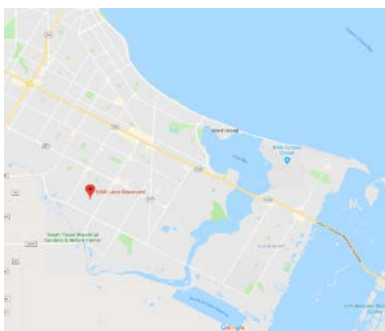
STRENGTHS/MITIGATING FACTORS

- Market premiums likely, but not assumed in
- Experienced Developer

WEAKNESSES/RISKS

- Market risks on 8% of units
- Site visibility could affect marketing

AREA MAP



Report 6

Summary of Conditions Placed on Awards

App #	Name	Rule	Conditions
19051	Casa de Manana Apartments	10 TAC §11.101(a)(2) of the 2019 Qualified Allocation Plan, related to Undesirable Site Features	Regarding the location of a pipeline located in the Right of Way adjacent to the proposed Development, all Texas Railroad Commission and PIPA requirements will be incorporated into the final design of the proposed Development.
19078	Provision at Patriot Place	11 TAC §11.101(a)(2) of the 2019 Qualified Allocation Plan, related to Undesirable Site Features	Regarding the Development Site's proximity to a railroad track, the proposed Development will incorporate any necessary sound mitigation according to HUD standards, as if these HUD standards applied directly to the Development.
19079	Provision at Patriot Parkway	12 TAC §11.101(a)(2) of the 2019 Qualified Allocation Plan, related to Undesirable Site Features	Regarding the Development Site's proximity to a railroad track, the proposed Development will incorporate any necessary sound mitigation according to HUD standards, as if these HUD standards applied directly to the Development.
19126	3104 Division Lofts	13 TAC §11.101(a)(2) of the 2019 Qualified Allocation Plan, related to Undesirable Site Features	Regarding the Development Site's proximity to a railroad track, the Development Site will be designed so that all buildings are at least 500 feet from the track. The proposed Development will incorporate any necessary sound mitigation according to HUD standards, as if these HUD standards applied directly to the Development.
19132	Village at Boyer	14 TAC §11.101(a)(2) of the 2019 Qualified Allocation Plan, related to Undesirable Site Features	Regarding the Development Site's proximity to a railroad track, the proposed Development will incorporate any necessary sound mitigation according to HUD standards, as if these HUD standards applied directly to the Development.
19238	Franklin Trails	14 TAC §11.101(a)(2) of the 2019 Qualified Allocation Plan, related to Undesirable Site Features	Regarding the Development Site's proximity to a railroad track, the proposed Development will incorporate any necessary sound mitigation according to HUD standards, as if these HUD standards applied directly to the Development.

19285	Everly Plaza	15 TAC §11.101(a)(2) of the 2019 Qualified Allocation Plan, related to Undesirable Site Features	Regarding the Development Site's proximity to a railroad track, the proposed Development will incorporate any necessary sound mitigation according to HUD standards, as if these HUD standards applied directly to the Development.
19296	McKee City Living	16 TAC §11.101(a)(2) of the 2019 Qualified Allocation Plan, related to Undesirable Site Features	Regarding the Development Site's proximity to a railroad track, the proposed Development will incorporate any necessary sound mitigation according to HUD standards, as if these HUD standards applied directly to the Development.
19319	Bardin Apartments	17 TAC §11.101(a)(2) of the 2019 Qualified Allocation Plan, related to Undesirable Site Features	subject to the City of Arlington's review of a new Planned Development, with a Development Plan and recommendation and approval by the Planning and Zoning Commission and City Council.

App #	Name	Member	Proposed Conditions Language for EARAC
19058	Country Terrace Apartments	Country Terrace Aff Hsg (James E Washburn/Charles Craig Washburn) + SSK Consulting (Rebecca Armer)	<p>1. Owner is required to designate a person or persons to receive Compliance correspondence and ensure that this person or persons will provide timely responses to the Department for and on behalf of the proposed Development and all other Developments subject to TDHCA LURAs over which the Owner has the power to exercise Control.</p> <p>2. Owner agrees to establish an email distribution group in CMTS, to be kept in place indefinitely, or until notification of a change is given to the Department.</p> <p>3. Owner is required to ensure that at least one of the following: Owner, HUB, Regional Manager, or Site Manager attend and/or review the trainings listed in (A), (B), or (C) annually and initially provide TDHCA with a certification of attendance or completion no later than December 31, 2019, and upon request thereafter.</p> <p>A. Housing Tax Credit Training sponsored by the Texas Apartment Association;</p> <p>B. 1st Thursday Income Eligibility Training conducted by TDHCA staff;</p> <p>C. Review one or more of the following TDHCA Compliance Training webinars:</p> <ul style="list-style-type: none"> i. 2012 Income and Rent Limits Webinar Video; ii. How to properly use the Income and Rent Tool; iii. 2012 Supportive Services Webinar Video; iv. How to identify and properly implement Supportive Services; v. Income Eligibility Presentation Video;
19077	Telephone Rd. Elderly	APV Redevelopment Corp (LaRence Snowden/Kristy Kirkendoll/Tory Gunsolley)	<p>1. The Project Owner of 2100 Memorial Drive will provide a letter updating EARAC on the status of the Project and its proposed redevelopment, including the pending tenant litigation, every three (3) months, beginning October 17, 2019 through December 17, 2020.</p>

App #	Name	Member	Proposed Conditions Language for EARAC
19214	Lakeridge Villas	IUI Housing of Texas (I/Ryan Hudspeth + SDR Investments (Derrick Hamilton/Shawn Smith) + Rise Residential (Melissa Fishers/James R. Fisher/Dewey Stevens)	<p>1. Owner will designate a person or persons to receive Compliance correspondence and ensure that this person or persons will provide timely responses to the Department for and on behalf of the proposed Development and all other Developments subject to TDHCA LURAs over which the Owner has the power to exercise Control.</p> <p>2. Owner agrees to establish an email distribution group in CMTS by September 1, 2019, to be kept in place until no later than September 1, 2022, and include the Belmont Management Compliance Director, Owner, President, and Vice President of Operations.</p>
19215	West Ridge Apartments	Rufino Contreras Affordable Housing (Paul F. Chavez) + South Texas Economic Development Commission (Jose F. Perez)	<p>1. Cesar Chavez Foundation (“CCF”) will submit the written policies and procedures for all their Developments subject to a TDHCA LURA for review no later than July 31, 2019 or upon request by TDHCA and CCF will correct them as directed by the Department. In addition to general operating policies required by TDHCA, the proposed policies and procedures will address the preconstruction process, staff training, inspections, engagement of third party consultants for plan and specifications review to ensure compliance with TDHCA MF Rules and Regulations as well as ADA and Fair Housing.</p>
19330	Avanti Legacy at Emerald Point	Crimson Bulldog Development/ Madhouse (Enrique Flores)	<p>1. The President and owner of Madhouse Development Services designates their Asset Manager as the person to receive all Compliance correspondence, in order to ensure that timely responses are provided to the Department, for and on behalf of the proposed Development and all other Developments subject to TDHCA LURAs over which the “owner” owns or has the power to exercise Control.</p>

App #	Name	Member	Proposed Conditions Language for EARAC
19331	Avanti at Emerald Point	Crimson Bulldog Development/ Madhouse (Enrique Flores)	1. The President and owner of Madhouse Development Services designates their Asset Manager as the person to receive all Compliance correspondence, in order to ensure that timely responses are provided to the Department, for and on behalf of the proposed Development and all other Developments subject to TDHCA LURAs over which the "owner" owns or has the power to exercise Control.
19332	Avanti at S Bluff	H4 Development/Madhouse (Enrique Flores)	1. The President and owner of Madhouse Development Services designates their Asset Manager as the person to receive all Compliance correspondence, in order to ensure that timely responses are provided to the Department, for and on behalf of the proposed Development and all other Developments subject to TDHCA LURAs over which the "owner" owns or has the power to exercise Control.
19364	The Villas at Cedar Grove	TICO Development (Tiffany Cornelius) + Rick J. Deyoe	<p>1. Owner is required to ensure that the President of TICO Development and the Realtex Director of Property Management attend and review the trainings listed in (A), (B), and (C), and provide TDHCA with a certification of attendance or completion no later than June 30, 2020 .</p> <p>(A) Housing Tax Credit Training sponsored by the Texas Apartment Association;</p> <p>(B) 1st Thursday Income Eligibility Training conducted by TDHCA staff;</p> <p>(C) Review the TDHCA Compliance Training webinars:</p> <ul style="list-style-type: none"> i. 2012 Income and Rent Limits Webinar Video; ii. How to properly use the Income and Rent Tool; iii. 2012 Supportive Services Webinar Video; iv. How to identify and properly implement Supportive Services; v. Income Eligibility Presentation Video;

App #	Name	Member	Proposed Conditions Language for EARAC
19367	Avanti Legacy Bayside	H4 Development/Madhouse (Enrique Flores)	1. The President and owner of Madhouse Development Services designates their Asset Manager as the person to receive all Compliance correspondence, in order to ensure that timely responses are provided to the Department, for and on behalf of the proposed Development and all other Developments subject to TDHCA LURAs over which the "owner" owns or has the power to exercise Control.

Report 7

Public Comment

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2019 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

PUBLIC HEARING FOR COMMENT

William B. Travis Building
Room 104-4
1701 Congress Avenue
Austin, Texas

Tuesday,
April 9, 2019
6:22 p.m.

BEFORE:

MARNI HOLLOWAY, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

<u>SPEAKER</u>	<u>PAGE</u>
Mercy Murguia	5
Josefa Zatarin-Flournoy	7

P R O C E E D I N G S

1
2 MS. HOLLOWAY: Good evening. Let the record
3 show the time is 6:22 p.m.

4 My name is Marni Holloway. I am here to
5 conduct a hearing on behalf of the Texas Department of
6 Housing and Community Affairs.

7 The Department's mission is to administer its
8 assigned programs efficiently, transparently and lawfully,
9 and to invest its resources strategically and develop high
10 quality affordable housing which allows Texas communities
11 to thrive. Through our rental housing programs, the
12 Department encourages the new construction or
13 rehabilitation of high quality housing, primarily through
14 private developers. These developments benefit Texans by
15 providing qualified families and individuals with safe,
16 affordable, quality housing.

17 The Department considers public input very
18 important, and to support the significance of comment, the
19 Department is conducting six public hearings around the
20 State of Texas in order to receive public comment for any
21 of the 2019 Competitive Housing Tax Credit Applications.
22 This public hearing is being held in Austin at the William
23 B. Travis Building.

24 You may provide comment for any 2019
25 Competitive Housing Tax Credit Application. All comment

1 that you provide today will be recorded and a summary of
2 that comment will be presented to the Department's Board
3 prior to the final award recommendations.

4 If you wish to speak but haven't completed a
5 witness affirmation form, please be sure and complete one
6 and hand it to me during this meeting. Also, if you do
7 not wish to speak but would like to provide comment, your
8 witness affirmation form may also serve as comment and
9 will be included in the public comment summary to the
10 Department's Board.

11 If you have not signed in, please do so so that
12 the Department will have a record of attendance for this
13 hearing.

14 If you are speaking on behalf of a group,
15 please feel free to indicate this by asking all persons in
16 the group to stand.

17 If there are any elected public officials here,
18 we would ask that they be given the courtesy of coming to
19 the podium first. We will try to organize the remaining
20 witness affirmations by project so that folks wishing to
21 speak to the same development are heard at the same time.

22 When you come to the table, please speak your
23 name clearly for the record, as well as the development
24 name and application number for which you are speaking.
25 You must come to the microphone to speak. Each person

1 will be given three minutes to make their comments.
2 Please take this into account when providing your comments
3 so as to provide everyone the opportunity to speak if they
4 want to.

5 Are there any questions?

6 (No response.)

7 MS. HOLLOWAY: We have the Potter County
8 Commissioner, Precinct 2 with us today.

9 MS. MURGUIA: I was going to say good morning,
10 but good evening.

11 MS. HOLLOWAY: Good evening.

12 MS. MURGUIA: Mercy Murguia, -E-R-C-Y,
13 M-U-R-G-U-I-A, Potter County Commissioner, Precinct 2, in
14 Amarillo, Texas.

15 So I wanted to officially come to the public
16 hearing to speak on behalf of the Commons at St.
17 Anthony's, application number 19232, to officially support
18 it, but really what I wanted to do was use my three
19 minutes to provide a little bit of context around the
20 application itself and where the project sits.

21 This project sits in north Amarillo in a
22 location we call North Heights. It has quite a heavy
23 footprint, it is a historic building, has been in
24 existence since 1928, and was the county's first hospital
25 as well as the city's first hospital. That expanded,

1 obviously, throughout the years, and became a 250-bed
2 hospital. While it was important for that time, what it
3 looks like today is a dilapidated building that could
4 certainly benefit from a program like this.

5 Also, where it sits is in an adopted
6 neighborhood plan. The majority of that quadrant is in
7 our African American population and the majority of that
8 quadrant is below poverty status. So just to give you a
9 couple of statistics, we do break up the neighborhood
10 plans in the city, specifically, and in the county in
11 quadrants, but there's one particular quadrant that sits
12 at 30 to 45 percent below poverty and then the remaining
13 45 to 60 percent poverty.

14 What I can share is that it really is something
15 we've looked at holistically from a county lens, from a
16 city lens of what to do with that project. I firmly
17 believe if the applicant is awarded through this process,
18 it could certainly serve as a catalyst for future
19 development in our north part of the city. So as the
20 comments go to the Board, I encourage them to obviously
21 read the application but what I hope our public comment
22 does is provide a little bit of color and context around
23 kind of the day-to-day and those that it would impact
24 really beyond the application and beyond the numbers.

25 So thank you to everyone that serves on that

1 Board and for the time to speak.

2 MS. HOLLOWAY: Thank you.

3 Do we have anyone else who would like to
4 provide comment?

5 MS. ZATARIN-FLOURNOY: Good evening. My name
6 is Josefa Zatarin-Flournoy, I've signed in. It's first
7 name, J-O-S-E-F-A, Z-A-T-A-R-I-N, hyphen, Flournoy,
8 F-L-O-U-R-N-O-Y.

9 I work for the Alamo Area Council of
10 Governments and their 13-county region has a very diverse
11 population, and yet there are some similarities. I work
12 as a member of the staff with the Aging and Disability and
13 Veterans Resource Center. I'm the regional housing
14 navigator under our Money Follows the Person Program, and
15 so my work includes specifically working through the
16 development of the Qualified Allocation Plan and kind of
17 keeping up with the changes, understanding the
18 developments that are proposed, but all the while keeping
19 in mind that there is a population that I advocate on
20 behalf of, that being folks that are older adults --
21 seniors, as we refer to -- folks with disabilities and
22 also veterans and their families, as our organization
23 advocates and works to deliver supportive services for.

24 Another one of my requirements as a regional
25 navigator is to keep track of all of the properties,

1 affordable properties that have an affordability component
2 and the low income housing tax credit properties, of
3 course, are one of those types of properties, and visit
4 them and be aware of that status and know as much as I can
5 about their eligibility requirements and their
6 availability of units, et cetera, and many other things,
7 work on policy for housing programs and the development of
8 different types of initiatives and efforts to expand the
9 affordable units and also to help people stay in their
10 units, and many other things, of course.

11 And as I go through the process day in and day
12 out of getting at my work, there are some things that I
13 see that I wanted to share with you today. So this is
14 Region 9 that I'm here on behalf of and what I'm finding
15 is that -- of course, we also had a 16-month process where
16 with the Mayor's Housing Policy Task Force where we
17 identified what all the housing situations are and we find
18 out we are short many, many, many, many thousands of
19 affordable units -- however, I'm here to share with you
20 that I find that we have a lot of two bedroom, three
21 bedroom, and there's properties that have some four
22 bedroom units that we have vacancies, I'm finding
23 vacancies. As recent as last week and the week before, I
24 have found some two and three and four bedroom vacancies
25 in the San Antonio area.

1 In the rural communities, the rural communities
2 are very diverse, as you all know, north of San Antonio
3 and south of San Antonio, southwest of San Antonio, as
4 well. But I wanted to share with you that seniors are
5 having -- particularly seniors and individuals with
6 disabilities are having a very, very difficult time
7 finding one bedroom units. We receive, on the average,
8 about 1,200 telephone calls at our Disability Resource
9 Center call center, at least about 1,200 in the period of
10 a week. Many of those are requests for assistance to find
11 affordable units, and as I maintain a list of
12 approximately 400 properties in the 13-county region, I
13 try to do what I can to help our call center staff help
14 them.

15 MS. HOLLOWAY: Are you speaking to a specific
16 application?

17 MS. ZATARIN-FLOURNOY: I would like to speak to
18 a specific type of development.

19 MS. HOLLOWAY: Okay. And I appreciate that.
20 This comment is going to be provided to our Board of
21 Directors for the award process.

22 MS. ZATARIN-FLOURNOY: If I can just grab my
23 notes here, I can point out to you which ones they are.

24 MS. HOLLOWAY: Okay.

25 MS. ZATARIN-FLOURNOY: So we have become aware

1 of the proposals that have been developed and submitted
2 Proposal number 19013 contains units for seniors and may
3 contain units for families as well. We are also aware
4 that proposal number 19015, Blanco Senior Estates, if that
5 is still on the application list, also is an opportunity
6 to deliver units to seniors. And we're also currently in
7 support of proposal number 19030, Williams Path at
8 Kerrville, that would, as well, serve veterans.

9 And I would just like to say that in general
10 these types of proposals and these types of developments
11 are in high demand in the City of San Antonio, as seniors
12 in particular are having to stay on waiting lists two,
13 three and some even five years long. So I just wanted to
14 share that with you, and I just ask, as you look through
15 the proposals, to consider the need in Region 9 as I've
16 shared with you today.

17 Thank you.

18 MS. HOLLOWAY: Thank you for your comment.

19 Would anyone else like to speak?

20 (No response.)

21 MS. HOLLOWAY: Okay. In closing, a detailed
22 log of all applications is posted to the Department's
23 website. Written and emailed comments outside of this
24 meeting are also encouraged. Such comments must be
25 submitted prior to 5:00 p.m., Austin local time, on June

1 21, 2019.

2 Thank you for your participation. Public input
3 is very important to the Department. Your comments will
4 be included in the Board summary for each application
5 considered for an award. The Board will make final
6 decisions for allocations in the 2019 Competitive Housing
7 Tax Credit Applications at the July 25, 2019 meeting.

8 For additional information, you may contact
9 Sharon Gamble at sharon.gamble@tdhca.state.tx.us, or
10 512-936-7834, or visit the program's website at
11 www.tdhca.state.tx.us.

12 This concludes the public hearing. Let the
13 record show it is 6:35 p.m., and this hearing is now
14 adjourned.

15 Thank you all so much.

16 (Whereupon, at 6:35 p.m., the hearing was
17 concluded.)

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C E R T I F I C A T E

IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications

LOCATION: Austin, Texas

DATE: April 9, 2019





I do hereby certify that the foregoing pages,
numbers 1 through 12, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Nancy H. King before the
Texas Department of Housing and Community Affairs.

DATE: April 15, 2019



(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME/NUMBER	SUPPORT DEVELOPMENT	OPPOSE DEVELOPMENT
1 Merica Murguia FOTHER CO. DEVELOPMENT		501 S. FLYMORE SUITE 123	19232	<input checked="" type="checkbox"/>	
2 Tille Cox daly		3036 S 15L ST		<input checked="" type="checkbox"/>	
3 Josef Zekrain Furrer		8700 TESSLO SA, TX	SPACES/811	<input checked="" type="checkbox"/>	
4 Ray Aliter		11902 FERRIS L. ST. TX Austin			
5					
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Staff use only:	
WS	<input checked="" type="checkbox"/>
WDNS	<input type="checkbox"/>



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4-9-19 Location of Hearing: Austin, TX
My name is: Mercy Murguia
My occupation, profession or business is: Potter County Commissioner Pct. 2
My mailing address is: 500 S. Fillmore Phone: 800-683-5399
Suite 105 Email: MercyMurguia
Amarillo, TX 79101 @co.potter.tx.us

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: the same as above

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

Support of the Commons at St. Anthony's
TDHCA # 19232

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19232 Development Name: the Commons at St. Anthony's
Development City: Amarillo, TX I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Mercy Murguia
Signature of Witness

4-9-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

Staff use only:	
WS	
WDNS	



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 04-09-2019 Location of Hearing: W.B. Travis Bldg, Austin, TX

My name is: Josefa Zatarain-Flournoy

My occupation, profession or business is: ADRC + Veterans Regional Housing Navigator

My mailing address is: 8700 Tesoro Drive, Ste. 160 Phone: 210-362-5263

San Antonio, TX Email: JZatarain-Flournoy@aacdg.com

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups: AACDG

Consumers / members of the aging, disabled, and veterans + their families - populations

Their business address is: residing in the 13 county Alamo Area Region, served by AACDG Aging, Veterans, and Disability Resource Center.

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

Having personally visited "affordable properties" in this 13 county region, in the many dozens over the preceding 18 months; I find great need for 1 bedroom units. In particular older adults, 55 years and older are faced with waiting lists lasting 2, 3 and up to 5 yr. Disabled individuals and Veterans that experience health institution stays and homelessness also need supportive housing to meet their needs.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: _____ Development Name: Elderly, Disabled, Veterans Supp Hsg

Development City: Region 9 I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Josefa Zatarain-Flournoy
Signature of Witness

04-09-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING

2019 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

Auditorium
J. Erik Jonsson Central Library
1515 Young Street
Dallas, Texas

Thursday,
April 11, 2019
6:10 p.m.

BEFORE:

LIZ CLINE-REW, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

P R O C E E D I N G S

1
2 MS. CLINE-REW: Good evening. My name is Liz
3 Cline-Rew. I am here to conduct this hearing on behalf of
4 the Texas Department of Housing and Community Affairs.

5 The Department is conducting seven public
6 hearings around the state of Texas in order to receive
7 comment on any of the 2019 competitive housing tax credit
8 applications.

9 This public hearing is being held in Dallas,
10 Texas, at the J. Erik Jonsson Library.

11 Let the record show that it is 6:10 p.m. There
12 is no one in attendance or no one that wishes to make a
13 comment at this meeting. This meeting is hereby
14 adjourned.

15 (Whereupon, at 6:10 p.m, the public hearing was
16 adjourned.)

C E R T I F I C A T E

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IN RE: Public Hearing on 2019 Competitive Housing
Tax Credit Applications

LOCATION: Dallas, Texas

DATE: April 11, 2019

I do hereby certify that the foregoing pages,
numbers 1 through 3, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Donna Boardman before the
Texas Department of Housing and Community Affairs.

DATE: April 19, 2019


(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2019 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

PUBLIC HEARING FOR COMMENT

Maud Sullivan Gallery Room
Main Library
501 N. Oregon Street
El Paso, Texas

Tuesday,
April 9, 2019
5:06 p.m.

BEFORE:

SHARON GAMBLE, Hearing Officer

I N D E X

<u>SPEAKER</u>	<u>PAGE</u>
Sharon Gamble	3
Bobby Bowling	5

P R O C E E D I N G S

1
2 MS. GAMBLE: Good evening. Let the record show
3 it is 5:06 p.m. My name is Sharon Gamble. I'm here to
4 conduct a hearing on behalf of the Texas Department of
5 Housing and Community Affairs.

6 The Department's mission is to administer its
7 assigned programs efficiently, transparently, and
8 lawfully, and to invest its resources strategically and
9 develop high-quality affordable housing which allows Texas
10 communities to thrive.

11 Through our rental housing programs, the
12 Department encourages the new construction or
13 rehabilitation of high-quality housing, primarily through
14 private developers. These developments benefit Texans by
15 providing qualified families and individuals with safe,
16 affordable quality housing.

17 The Department considers public comment very
18 important, and to support the significance of comment, the
19 Department is conducting seven public hearings around the
20 state of Texas in order to receive public comment for any
21 of the 2019 Competitive Housing Tax Credit applications.

22 This public hearing is being held in El Paso,
23 Texas, at the El Paso Main Library Branch. You may
24 provide comment for any 2019 Competitive Housing Tax
25 Credit application.

1 All comment that you provide today will be
2 recorded, and a summary of that comment will be presented
3 to the Department's Board prior to the final award
4 recommendations.

5 If you wish to speak but haven't completed a
6 witness affirmation form, please be sure and complete one
7 and hand it to me during this meeting. Also, if you do
8 not wish to speak but would like to provide written
9 comment, your witness affirmation form may also serve as
10 comment and will be included in the public comment summary
11 to the Department's Board.

12 If you have not signed in, please do so, so
13 that the Department will have a record of attendance for
14 this hearing.

15 If you are speaking on behalf of a group, feel
16 free to indicate this by asking all persons in the group
17 to stand. Each person will count as either support or
18 opposition based on your comments.

19 If there are any elected public officials here,
20 we would ask that they be given the courtesy of coming to
21 the podium first. We will try to organize the remaining
22 witness affirmations by project so that folks wishing to
23 speak to the same development are heard at the same time.

24 When you come to the podium, please state your
25 name clearly for the record, as well as the development

1 name and application number for which you are speaking.

2 You must come to the microphone to speak.

3 Each person will be given three minutes to make
4 their comments. Please take this into account when
5 providing your comments so as to provide everyone the
6 opportunity to speak if they want to.

7 Are there any questions before I begin?

8 (No response.)

9 MS. GAMBLE: Okay. Our first speaker is Bobby
10 Bowling.

11 MR. BOWLING: Hello. I'm Bobby Bowling,
12 builder and developer from El Paso. I want to welcome you
13 here and thank you for coming. I know that the big
14 attraction here is our baseball team, the Chihuahuas,
15 across the street. Unfortunately they're out of town
16 today.

17 Again, we want to speak in support of our three
18 developments that are called Anthony Palms, Waterpark
19 Palms, and Edgemere Palms and, again, thank TDHCA, as we
20 do every year, for their investment and commitment to
21 bringing affordable housing to El Paso.

22 We're very proud of what we do, and we're glad
23 to be partners with TDHCA in this great program.

24 That's it. Thank you.

25 MS. GAMBLE: Thank you, Bobby.

1 Would anyone else like to speak?

2 (No response.)

3 MS. GAMBLE: All right. A detailed log of all
4 applications is posted on the Department website. Written
5 and emailed comments outside of this meeting are
6 encouraged. Such comments must be submitted prior to
7 5:00 p.m. Austin local time, on June 21, 2019.

8 Thank you for your participation. Public input
9 is very important to the Department. Your comments will
10 be included in the Board summary for each application
11 considered for an award that was addressed here tonight.

12 The Board will make final decisions for
13 allocations in the 2019 Competitive Housing Tax Credit
14 applications at the late July meeting; that meeting is
15 July 25.

16 For additional information, you may contact me
17 by email or by phone. My business cards are available on
18 the table over there if you need one. You may also visit
19 the program's web page at www.tdhca.state.tx.us.

20 This concludes the public hearing. Let the
21 record show it is 5:11 p.m., and this hearing is now
22 adjourned.

23 (Whereupon, 5:11 p.m., the hearing was
24 concluded.)

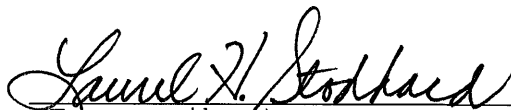
C E R T I F I C A T E

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IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications
LOCATION: El Paso, Texas
DATE: April 19, 2019






I do hereby certify that the foregoing pages,
numbers 1 through 7, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Penny Bynum before the
Texas Department of Housing and Community Affairs.

DATE: April 16, 2019


(Transcriber)

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Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Public Hearing For 2019 Housing Tax Credit Applications
 DATE: April 9, 2019
 El Paso Main Library - Maude B. Sullivan Gallery Room
 501 N. Oregon St., El Paso, Texas

PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME/NUMBER	SUPPORT DEVELOPMENT	OPPOSE DEVELOPMENT
1 Roy Lopez		7400 Viscount Blvd, Ste 102 3210 Dyco Street Project Amista II	19117, 19120, 19114	✓	
2 Robert Fernald		300 E. main, Ste. 740	19182, 19176 " "	✓	
3 Bobby Bowling		300 E. main, Ste. 740	19117, 19177	✓	
4 Demetrio Jimenez		300 E. main, Ste. 1426	19114 19117, 1912	✓	
5 IR 2 Party		7400 Viscount			
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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/9/19 Location of Hearing: El Paso

My name is: Bobby Bowling

My occupation, profession or business is: Homebuilder

My mailing address is: 300 E. Main
Suite 740
El Paso, TX

Phone: 915-821-3555
Email: BOWLING4@TROPICANAhomes.com

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19182, 19176, 19177 Development Name: Anthony Palms, waterpark Palms Edgemere Palms

Development City: Anthony & El Paso I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

[Signature]
Signature of Witness

4/9/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2019 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

PUBLIC HEARING FOR COMMENT

City of Harlingen
Town Hall Meeting Room
118 E. Tyler Ave.
Harlingen, Texas

Tuesday,
April 9, 2019
5:33 p.m.

BEFORE:

SHANNON ROTH, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

P R O C E E D I N G S

1
2 MS. ROTH: Good evening. Let the record show
3 it is 5:33 p.m. My name is Shannon Roth. I'm here to
4 conduct a hearing on behalf of the Texas Department of
5 Housing and Community Affairs.

6 The Department's mission is to administer its
7 assigned programs efficiently, transparently, and
8 lawfully, and to invest its resources strategically and
9 develop high-quality affordable housing which allows Texas
10 communities to thrive.

11 Through our rental housing programs, the
12 Department encourages the new construction or
13 rehabilitation of high-quality housing, primarily through
14 private developers. These developments benefit Texans by
15 providing qualified families and individuals with safe,
16 affordable quality housing.

17 The Department considers public comment very
18 important, and to support the significance of comment, the
19 Department is conducting seven public hearings around the
20 state in order to receive public comments for any of the
21 2019 Competitive Housing Tax Credit applications.

22 This public hearing is being held in Harlingen,
23 at the Harlingen City Hall Town Meeting Room. You may
24 provide comment for any of the 2019 Competitive Housing
25 Tax Credit applications.

1 All comments that you provide today will be
2 recorded, and a summary of that comment will be presented
3 to the Department's Board prior to any final award
4 recommendations.

5 If you wish to speak but haven't completed a
6 witness affirmation form, please be sure and complete one
7 and hand it to me during this meeting. Also, if you do
8 not wish to speak but would like to provide written
9 comment, your witness affirmation form may also serve as
10 comment, and it will be included in the public comment
11 summary to the Department's Board.

12 If you have not signed in, please do so so the
13 Department will have a record of attendance for this
14 hearing. If you are speaking on behalf of a group, feel
15 free to indicate this by asking all persons in the group
16 to stand. Each person will count as either support or
17 opposition based on your comments.

18 If there are any elected public officials here,
19 we would ask that they be given the courtesy of coming to
20 the podium first. We will try to organize the remaining
21 witness affirmation forms by project so folks wishing to
22 speak on the same development are heard at the same time.

23 When you come to the podium, please state your
24 name clearly for the record, as well as the development
25 name and application number for which you are speaking.

1 You must come to the microphone to speak.

2 Each person will be given three minutes to make
3 their comments. Please take this into account when
4 providing your comments so as to provide everyone an
5 opportunity to speak.

6 Any questions before we start?

7 (No response.)

8 MS. ROTH: Okay. There are two people in
9 attendance. Neither wish to speak and have provided
10 witness affirmation forms as comment.

11 A detailed log of all applications is posted to
12 the Department website. Written and emailed comments
13 outside of this meeting are also encouraged.

14 Such comments must be submitted prior to 5:00 p.m. Austin
15 local time on June 21, 2019.

16 Thank you very much for your participation.
17 Public input is very important to the Department. Your
18 comments will be included in the Board summary for each
19 application considered for an award.

20 The Board will make the final decisions for
21 allocations in the 2019 Competitive Housing Tax Credit
22 applications at the July 25, 2019, meeting in Austin.

23 For additional information, please contact
24 Sharon Gamble. Her phone number is 512-936-7834. Her
25 cards are around the table that also include her email

1 address, which is probably the easiest way to reach her.

2 Or you can visit the program website at

3 tdhca.state.tx.us.

4 This concludes the public hearing. Please let
5 the record show it's 5:36, and is now adjourned.

6 (Whereupon, 5:36 p.m., the hearing was
7 concluded.)

C E R T I F I C A T E

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IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications
LOCATION: Harlingen, Texas
DATE: April 9, 2019

I do hereby certify that the foregoing pages,
numbers 1 through 6, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Joseph M. Schafer before
the Texas Department of Housing and Community Affairs.

DATE: April 15, 2019


(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Public Hearing For 2018 Housing Tax Credit Applications
 DATE: April 9, 2019
 Harlingen Town Hall Meeting Room, Harlingen, Texas

	PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME/NUMBER	SUPPORT DEVELOPMENT	OPPOSE DEVELOPMENT
1	Sunny PHILIP	<i>Sunny Philip</i>	118 N. Main Lafrio 78589	19223	Yes	
2	Willie Garcia Jr	<i>Willie Garcia Jr</i>	301 W. Rail Road St ^{Wesley} 78596	19223	Y	
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Staff use only:	
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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4-9-19 Location of Hearing: HARLINGEN

My name is: SUNNY K. PHILIP

My occupation, profession or business is: HOUSING DEVELOPMENT

My mailing address is: 118. N. Main Phone: 956-797-2324
La Feria, TX 78559 Email: skphilip@stehd.org

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

South Texas Emerging Markets Development Fund

Their business address is: 118 N. Main, La Feria, TX 78559

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

The proposed development is a rural development in Progress TX. This single family development through tax credit is the first development in the community. The demand for rental units are extremely high.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19223 Development Name: Bamboo Estates Apartments

Development City: Progress I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Sunny K. Philip
Signature of Witness

4/9/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

Staff use only:	
WS	
WDNS	X



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: April 9 2019 Location of Hearing: Harlingen

My name is: MIKE GARCIA, Sr

My occupation, profession or business is: Housing Navigator

My mailing address is: 301 W RAILROAD ST Phone: 956-682-3481
WESLACO TX 78596 Email: mgarcia@tdhca.org

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

RIO-NET AGING AND DISABILITY RESOURCE CENTER

Their business address is: 301 W RAILROAD ST
WESLACO TX 78596

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

* SUPPORT: 19208, 19223, 19028, 19064, 19273, 19330
19331, 19158, 19215 TDHCA DEVELOPMENTS, in OUR REGION.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: *see above Development Name: *see above

Development City: _____ support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

[Signature]
Signature of Witness

April 09, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2019 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

PUBLIC HEARING FOR COMMENT

City Hall Annex Chamber
900 Bagby
Houston, Texas

Tuesday,
April 2, 2019
6:10 p.m.

BEFORE:

SHARON GAMBLE, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

<u>SPEAKER</u>	<u>PAGE</u>
Martha Castex-Tatum	6
Darshana Desai	9
Louis Lilly	10
Catherine Lewis	12
Allison Piper	14
Bryan Wogenstahl	16
Cynthia Freeman	17
Rachel Crochet	19
James M. Balogh	21
Tula Laras	23
David Mark Greaves	24
Carl David Evans	25
Willie Rainwater	28
Donna Thomas	32
Claude Foster	34
Michael Ballare	36
Carl David Evans	38
Charity Carter	39
David Lee Sincere, Jr.	40
Carolyn Poole	41
Regina Gardner	42
Veronica Piña	43
Shawn Carter	44
Ann Tucker	47
Cynthia McGinnis	48

P R O C E E D I N G S

1
2 MS. GAMBLE: Good evening. Let the record show
3 that it is 6:10 p.m. My name is Sharon Gamble. I am here
4 to conduct a hearing on behalf of the Texas Department of
5 Housing and Community Affairs.

6 The Department's mission is to administer its
7 assigned programs efficiently, transparently, and
8 lawfully, and to invest its resources strategically to
9 develop high-quality affordable housing which allows Texas
10 communities to thrive.

11 Through our rental housing programs, the
12 Department encourages the new construction or
13 rehabilitation of high-quality housing, primarily through
14 private developers. These developments benefit Texans by
15 providing qualified families and individuals with safe,
16 affordable, quality housing.

17 The Department considers public comment very
18 important, and to support the significance of public
19 comment, the Department is conducting seven public
20 hearings around the state of Texas in order to receive
21 public comments for any of the 2019 Competitive Housing
22 Tax Credit applications.

23 This public hearing is being held in Houston,
24 Texas, at the City Hall Annex Chamber. The purpose of
25 this hearing is to allow you to provide comment for any

1 2019 Competitive Housing Tax Credit application.

2 We will not engage in back-and-forth
3 conversations, and no decisions will be made at this
4 hearing. All comment that you provide today will be
5 recorded, and that comment will be presented to the
6 Department's Board prior to the final award
7 recommendations.

8 I have placed some of my business cards on the
9 table in front and in the hallway, so that you can contact
10 me after the hearing if you have any questions or need
11 more information. If you have not signed in, please do
12 so, so that the Department will have a record of
13 attendance for this hearing.

14 If you wish to speak but haven't completed a
15 witness affirmation form, please be sure to complete one
16 and hand it to me during this meeting. Also, if you do
17 not wish to speak but would like to provide written
18 comment, your witness affirmation form may also serve as
19 comment and will be included in the public comment summary
20 to the Department's Board.

21 If you are speaking on behalf of a group, feel
22 free to indicate this by asking all persons in your group
23 to stand. Each person will count as either support or
24 opposition based on your comments. If you have petitions
25 or affirmation forms for your group, you may give those to

1 us tonight, or send them to us later, if you wish.

2 If there are any elected public officials here,
3 we would ask that they be given the courtesy of coming to
4 the podium first. We will try to organize the remaining
5 witness affirmations by development, so that folks wishing
6 to speak to the same development are heard at the same
7 time.

8 When you come to the podium, please state your
9 name clearly for the record, as well as the development
10 name and application number for which you are speaking.
11 You must come to the microphone to speak.

12 Each person will be given three minutes to make
13 their comments. This limit is necessary in order to
14 provide everyone the opportunity to speak if they want to.

15 So please take this into account when providing your
16 comments. At the three-minute mark, I will respectfully
17 ask you to please wrap up your comments.

18 On the table in front are sign-in sheets.
19 Please sign in. You only need to sign one sheet.

20 We also have application logs, some showing the
21 applications in Region 6, and some showing all
22 applications in the state. You will find the application
23 name and number on these logs. There's also handouts that
24 give information about our programs on the table outside
25 in the hallway.

1 Are there any questions before we begin?

2 Yes, ma'am.

3 FEMALE VOICE: When we come in front of the
4 screen, do we need to state the project name and address
5 or project number again? It is on the form. But we don't
6 need to [inaudible].

7 MS. GAMBLE: Her question was, when you come to
8 the microphone, do you need to say the project name and
9 number again. But you don't need to, because we have it
10 on your form. We should have it on your form.

11 If you don't have it on your form, then we need
12 to know. Well, we will figure out what you are talking
13 about, sure. Any other questions?

14 (No response.)

15 MS. GAMBLE: All right. Great. Then we will
16 get started. And as I stated in my comments, we have an
17 elected official here tonight. I am very pleased to
18 welcome Councilmember Martha Castex-Tatum to the
19 microphone.

20 (Applause.)

21 MS. CASTEX-TATUM: So, good evening. I will be
22 speaking in support of Application 19076, Bellfort Park
23 Apartments; 19257, Blue Ridge Villas; 19327, Edison Lofts.

24 Good evening. I am Councilmember Martha
25 Castex-Tatum, the Councilmember for District K, where we

1 have recently been presented with nine potential tax
2 credit applications in our area.

3 On 11/16/2018, I hosted a community meeting
4 where both Edison Lofts and Blue Ridge Villas presented
5 their plans and sought community buy-in. This was the
6 second year that these developers met with District K
7 residents. No other developers had reached out at that
8 time.

9 I would like to express my complete support for
10 Edison Lofts, Blue Ridge Villas, and Bellfort Park
11 Apartments rehab project. I also want to take this time
12 to express my thoughts on the entire application process.

13 It seems as if this process was previously done
14 over months. And this year, we have weeks to inform our
15 community of the potential application and their
16 opportunity for comments.

17 I think it is extremely important, as you
18 deliberate and tally points for each of the projects, that
19 there be an increased point value for citizen input. As a
20 local elected official, I have worked intimately with area
21 civic clubs to develop long-range plans and build
22 consensus.

23 Recently, Fort Bend/Houston was announced as a
24 complete community, which will increase our public-private
25 partnership opportunities in the area, and enhance our

1 revitalization efforts in Fort Bend/Houston. While we
2 have identified projects we support as a community, please
3 note; we are not looking to support an overabundance of
4 apartment complexes in this three- to four-mile area.

5 Please consider the effect of a concentration
6 of apartment complexes in an area where targeted work is
7 occurring to improve our schools. Edison Lofts is working
8 with Fort Bend ISD to incorporate a program near the site
9 that would benefit young schoolchildren in the area.

10 Blue Ridge Villas would serve as a great option
11 for seniors in the community who are looking to downsize
12 and remain in their neighborhood community. Bellfort Park
13 Apartments is an example of exactly what we would like to
14 see in our community.

15 With over 20,000 apartment doors already in the
16 Brazos area of District K, it makes sense to rehab some of
17 the older apartment complexes and save our limited acreage
18 for more affordably priced single-family homes.

19 I am confident that having a new mixed-use
20 housing development like Edison Lofts, a senior complex
21 like Blue Ridge Villas, and a rehab project all in the
22 same year would serve as a perfect companion to the
23 already-established neighborhoods in District K.

24 As you listen tonight, I hope you will
25 recognize the local level of government is uniquely

1 connected to our area citizens. We regularly hear from
2 them regarding their neighborhoods. Their investments are
3 beyond financial: It is one of time, civic commitment,
4 and it is most important to connect with them and heavily
5 weigh their input.

6 MS. GAMBLE: Thank you.

7 (Applause.)

8 MS. GAMBLE: Our next speaker, Darshana Desai.
9 Just remember to state your name for the record.

10 MS. DESAI: Hello. Good evening. My name is
11 Darshana Desai. And I want to make a statement for
12 project number 19070, on South Rice Apartment, location
13 5612 South Rice Avenue.

14 I live near the proposed apartment site. The
15 West Park to South Rice Street is crowded street because
16 of locations such as Walmart, Sams, MicroCenter, and other
17 small retail centers as well as fast food restaurants.
18 The area on South Rice is crowded with business and
19 traffic moving around.

20 This apartment location is not safe for family
21 and small kids. It is likely that many kids will be
22 walking to and from school or school buses in place of
23 them; jaywalking is high. This has added to an unsafe
24 situation for pedestrian children with their family and
25 the drivers in the area, with busy and narrow lanes.

1 East Gulfton is made up of warehouses and
2 industrial facilities which will not be safe and homey for
3 families and children. There are no parks and playground
4 or daycare facilities for children.

5 Adding a large apartment complex adds to
6 overcrowding of Cunningham Elementary School, which is one
7 block away. 120 apartments will add at least 150 to 350
8 children, increasing enrollment burden in Cunningham by 20
9 to 50 percent. This will impact the quality of education
10 that each child receives.

11 So it is important that we keep in mind all
12 factors that will keep our neighborhood elementary school
13 in good hands. Thank you.

14 MS. GAMBLE: Thank you.

15 Louis Lilly.

16 MR. LILLY: Hello. My name is Louis Lilly. I
17 am speaking to the South Rice project also.

18 I would like to address primarily Cunningham
19 Elementary School. Cunningham has been a yo-yo for the
20 last 20 years, with population surges and safety-valve
21 reductions. At least twice in this time span, enrollment
22 has eclipsed 1,000 and approached 1,200 students. That is
23 according to the Rice Kinder Institute. Today the
24 enrollment is approaching 800 students.

25 It is still suffering -- even at 800 students,

1 it is still suffering from a student-to-teacher ratio
2 about 30 percent above the average of state schools -- of
3 the schools in the state. While I am sure there are well-
4 meaning individuals that work there, the schools still
5 manages a proficiency rating of only 37 percent in
6 reading, 39 percent in math, and 29 percent in sciences.

7 With the addition of 120 apartments, it is
8 feasible to assume an additional what, I don't know, 150,
9 250, 300 students to an already overburdened and
10 underperforming school.

11 These children will be walking to school down a
12 very busy multilane -- and very narrow lane, I might
13 add -- thoroughfare, completely occupied by businesses
14 and, in some instances, lined by wide-open drainage
15 culverts.

16 If they are not walking, the additional traffic
17 for dropping off and picking up will only add to what any
18 resident recognizes as a total mess, both dangerous and
19 very frustrating, every afternoon. By the way, a little
20 tidbit that I came across is that from 2010 to 2017, over
21 150 vehicle pedestrian fatalities/injuries occurred in the
22 Greater Gulfton area.

23 I can't possibly close without pointing out the
24 obvious. The Greater Gulfton area contains the most
25 densely populated demographic in Houston. 15,000

1 apartments already exist; estimates range between 40,000
2 and 70,000 residents, all in a little over three square
3 miles. That is five times the average density of Houston.

4 There is one piece of green space that is
5 shared by all these people. The Kinser Institute rates it
6 as the highest lead area in Houston for green space. Over
7 a third of the area has no sidewalks; 40 percent of the
8 sidewalks are obstructed, and curb ramps do not exist on
9 the other 50 percent of the intersections.

10 Sadly, gangs such as MS13 and Southwest Cholos
11 are prevalent if not dominant in the culture of Gulfton.
12 I will leave it to you to Google the sex trafficking. The
13 last thing this area needs is more affordable housing in
14 the form of apartments that house more at-risk children.

15 MS. GAMBLE: Catherine Lewis.

16 MS. LEWIS: I am Catherine Lewis. I have
17 helped refugees and students from some of the poorest and
18 war-torn countries of the world: Kurdistan, Somalia,
19 Burkina Faso, for example. And I have been all over
20 apartment complexes in Southwest Houston where they lived.

21 Tonight I am concerned with the HUD and Urban
22 Institute studies that recommends that affordable housing
23 should be built in high-opportunity neighborhoods. Their
24 criteria are high-income neighborhoods that would have
25 less than 15 percent of households below the poverty line,

1 predominantly white neighborhoods; that means greater than
2 70 percent non-Hispanic whites; high-education
3 neighborhoods with more than 20 percent college graduates,
4 high job density neighborhoods with more than 200,000
5 low-wage jobs within a five-mile radius.

6 Let me share you how East Gulfton compares to
7 the high-opportunity criteria. I get my statistics from
8 the most recent Census data.

9 According to the Census, East Gulfton does not
10 meet the criteria for high opportunity. Poverty rate is
11 37 percent; too high to call high opportunity. Again, the
12 standard is less than 15 percent.

13 It is 84 percent Hispanic, not considered high
14 opportunity. It has 17 percent college grads over age 25,
15 so it doesn't meet the 20 percent criteria.

16 Obviously, anywhere in the Houston metropolitan
17 area from Beltway to Beltway would probably have more than
18 200,000 low-wage jobs within five miles. Significantly,
19 East Gulfton, though, has a job growth rate of zero
20 percent from 2006 to 2013. That's not high opportunity.

21 The Southwest property interestingly was
22 marketed as having -- by CBRE as having a median household
23 income of \$99,000 within a one-mile radius. If the
24 criteria for income and affordable housing apartments is 60
25 percent of the median income, that would be \$60,000 a

1 year, well above the East Gulfton level of 36- to \$43,000.

2 If you play that numbers game, these apartments
3 could very well charge higher rents and market rate, which
4 is not the intent of the affordable housing funded by tax
5 credits. You are being played by this developer.

6 I am concerned for the quality of life for
7 people who would have to live in East Gulfton. In
8 addition to this location being an industrial site with a
9 busy street that kids would want to cross to get to fast
10 food and Walmart, HPD crime stats for the past six months
11 show 300 incidents as of this morning, 45 of them violent
12 crimes, including homicide and assault with a deadly
13 weapon.

14 My Kurdish friends run security companies now,
15 and they won't take contracts in Gulfton. That's the
16 neighborhood that's proposed for the South Rice
17 Apartments. It's not a good location for anybody. It is
18 not a nice place to live. It certainly doesn't meet the
19 standards that the Urban Institute and HUD recommend for
20 affordable housing.

21 Thank you.

22 MS. GAMBLE: Thank you.

23 Allison Piper.

24 MS. PIPER: My name is Allison Piper. And I
25 live on Glenmont Street, over in the area just across

1 South Rice from the proposed development 19070.

2 I intended today to talk about traffic, and
3 everybody else has already talked about traffic. There
4 was just a recent project to repave South Rice, and it was
5 restriped. And now the lanes are about, I don't know,
6 four feet across. I mean, they are really small, that my
7 side-view mirror would get swiped. This happened twice,
8 as I have been waiting to turn left at that intersection
9 at Glenmont and South Rice.

10 But so, you know, my request was that a study
11 would be done. I had actually emailed the Houston City
12 Council and asked them if a traffic study could be done in
13 conjunction with this project, because maybe if the
14 project gets funded, they could also fund some
15 improvements to that intersection. So we could prevent
16 that traffic problem from not only possibly getting worse,
17 but maybe even get better, if we are really going to put
18 another multifamily development nearby.

19 But the response was that a traffic study was
20 not -- you know, did not happen and was not required for
21 their, you know, rules, so there was not one. So, I
22 wanted to come here to, you know, to be on the record to
23 ask for one, so we could try to see if we could fix
24 something.

25 But further, I wish that I were here because

1 there was a rehab project proposed for our area. It would
2 be fantastic if some of the tax dollars could have been
3 allocated towards rehabbing some of the apartments that
4 some of the other residents in the area have talked about,
5 because that is a project I think we could all support.

6 Thank you.

7 MS. GAMBLE: Okay. Bryan Wogenstahl.

8 MR. WOGENSTAHL: I am Bryan Wogenstahl, and I
9 am here to speak against the South Rice Apartment project.

10 I bring the same voice that many of my other neighbors
11 and other people here tonight have brought.

12 I don't bring with me specific research data, I
13 bring only my own commonsense data, because I drive that
14 street every day, multiple times during the day. It
15 doesn't matter, morning or midday or evening, the
16 congestion on Rice is just terrible.

17 These are long blocks. These are not little
18 short residential home blocks. This is not like the
19 1940s, '50s, or '60s, when people actually went to a
20 corner to cross a street with a light. People on these
21 long blocks are going to just cross wherever they want,
22 whatever is convenient for them. This is going to lead to
23 more accidents, more injuries.

24 And this project needs to be diverted to a
25 different area. And as other people have suggested, the

1 area west of Chimney Rock that has many apartments, this
2 is probably less than a mile away from this location on
3 Rice.

4 I think the dollars would be better invested by
5 rehabbing those apartments. They are run down, they need
6 some help. I think that if they take the money for this
7 project and do some rehab in those other areas, that would
8 be great.

9 But once again, the street is just overcrowded
10 now. And by adding more people in this area, it is just
11 going to make matters worse. It's just going to lead to
12 more and more accidents and personal injuries.

13 So I think it should be turned down, and do
14 more research on the actual number of cars that go by, and
15 how many accidents there are. Thank you.

16 MS. GAMBLE: Cynthia Freeman.

17 MS. FREEMAN: My name is Cynthia Freeman. I'm
18 also speaking against the South Rice Apartments.

19 I understand that the mission of this agency is
20 to use its resources to help the development of high-
21 quality affordable housing, and I do not think that this
22 project would further that purpose.

23 This is not a residential area, as you have
24 already heard. There are no parks or green space. The
25 only thing closely resembling a green space is a high-

1 voltage power line right-of-way.

2 It is commercial. It is surrounded by a
3 plumbing supply store, an auto parts store. There is an
4 office supply store across the street. There is a storage
5 facility being built. That is what is in this area.
6 Mostly it is asphalt and rust. It is an area that is
7 industrial. It is old and run down.

8 And my question would be, why should those who
9 need affordable housing be relegated to a commercial area
10 that does not increase their opportunities for wholesome
11 living? Why should affordable housing be stuck in an area
12 that is crime-ridden and unsafe?

13 And one of the speakers has already mentioned
14 about the crime. And I went online, and I did a sort of a
15 pinpointed area, just within the half-mile radius, in the
16 last three months, of that site.

17 And there have been 53 reports of crime, over
18 70 percent of those within 1,200 feet of that spot. So I
19 have this to leave. Do I leave it with you now or --

20 MS. GAMBLE: Yes.

21 MS. FREEMAN: Yes? Do I leave it here? Do I
22 give it.

23 MS. GAMBLE: Yes.

24 MS. FREEMAN: So I think that the tax -- that
25 the award should go to a developer who truly has the best

1 interest of those who need affordable housing, rather than
2 just taking advantage of it for their own benefit.

3 Thank you.

4 MS. GAMBLE: Thank you. Anyone else want to
5 comment on the South Rice development? Okay. You can
6 come forward and speak. I do need you to complete a
7 witness affirmation form, and make sure you give that to
8 me.

9 MS. CROCHET: I did one.

10 MS. GAMBLE: Okay. What is your name? Sorry.
11 Yes.

12 MS. CROCHET: I am Rachel Crochet. And I am
13 against the South Rice Apartment, 19070. I don't want to
14 reiterate what everybody said, except that there is so
15 much traffic down there now. No traffic lights by
16 Walmart. There's the other apartments, everything that
17 they already said.

18 So to put a new development there is just -- it
19 does not make any sense. Chevron is also getting ready to
20 redevelop in there, which gives even more traffic. Like
21 they said, the streets are so narrow, you can hardly get
22 down there. Very high density. Increased flooding.

23 The main thing on here is the schools are so
24 overcrowded where these people would be zoned to.
25 Cunningham, 720; Condit, 764; Benavides -- every one of

1 those busting at the seams.

2 I am on Rebuild Bellaire High School. We are
3 rebuilding for 2,800 students. We have 3,500 students
4 now. We are trying to figure out what we are going to do.
5 We cannot take one more child into Bellaire High School.
6 It is impossible.

7 I just wonder if -- has there been a traffic
8 study to see what that traffic is like down there?

9 Also, I want to know if the developer has
10 contacted HISD. I believe that in these kind of
11 developments, you have to check with HISD to see if there
12 is room in these schools. There are other parts of town
13 that have schools that have empty classrooms.

14 They need to look around and go to other areas
15 of town where there is more green space, where the schools
16 have room for these kids.

17 It is just -- this does not make any sense to
18 put the -- again, like they said, it is sitting in this
19 very small little area. It is sitting beside -- and then
20 lighting across from office supplies.

21 I don't know how those people are even going to
22 get out of that driveway, because now at Cunningham, they
23 line up on the street, just to pick up kids at that
24 school.

25 And I just want to reiterate there is not room

1 at any of the schools that this apartment complex would be
2 zoned to. Thank you.

3 MS. GAMBLE: Thank you. Okay. Anybody --
4 okay.

5 MR. BALOGH: Yes. I am second from the bottom.

6 MS. GAMBLE: Okay.

7 MR. BALOGH: Yes. I want to talk about 19070,
8 also.

9 MS. GAMBLE: Okay. Can you state your name?

10 MR. BALOGH: South Rice.

11 MS. GAMBLE: Okay. Can you state your name,
12 please?

13 MR. BALOGH: Yes. My name is Jim Balogh, James
14 M. Balogh, 5019 Mayfair Street, Bellaire.

15 MS. GAMBLE: I have got it.

16 MR. BALOGH: I bought that house in '77. Back
17 then, it wasn't just the Texaco Research Center. Right
18 adjacent to the property that you want to develop was the
19 Texas Eastern Research Center. And there was another
20 research center; there were two up there. Those have
21 since gone.

22 But this started getting my attention when
23 Cunningham Elementary applied for a -- they call it an
24 innocent owner partition application for the pollution
25 plume under Cunningham Elementary School. It has

1 tetrahydrochlorine, trichloroethane, you name it.

2 There's a letter that I've got, and it's the
3 only notice that I have gotten from anyone, including
4 Bellaire, telling about the 39 remediation wells that are
5 polluting the area on the Chevron Texaco Research Center.

6 This pollution plume could possibly extend as
7 far north as this property, or the other research center
8 could have their own pollution there. They keep
9 pointing -- blaming it on everybody else. But that is all
10 I had.

11 There's -- within -- they're starting to drill
12 remediation wells in the street of -- Mayfair Street, not
13 far from my house, between mine and Cynthia's house.
14 There's also a remediation well between our two houses,
15 and then towards the freeway they're remediating.

16 And Chevron is putting these properties
17 individually up for sale and not telling anybody that,
18 hey, there's a remediation well there. So, anyway, that's
19 all I have. I will leave this.

20 MS. GAMBLE: Okay.

21 MR. BALOGH: And if you need any more
22 information on this -- most of the information I've
23 gleaned is from second or third hand.

24 So, nothing -- you know, it is like saying
25 okay, you have got to believe me. There is also the

1 Heritage Society of Bellaire has the presentation on a CD
2 that I made to the City of Bellaire. And with the 1922
3 topo map that shows that there is a big ridge.

4 Anybody in a storm can ride South Rice all the
5 way up to West Park, and then they flood out, because it
6 dips by the old railroad tracks. But there is a spine
7 with the -- where it is down about 22 feet on the west
8 side of my house, 24 feet.

9 I had to sink piers in '77, and we did an
10 engineering study for piers. So, anyway, that's the sand
11 that they are worried about. Thank you.

12 MS. GAMBLE: All right. Thank you. Any more
13 comment for the -- okay.

14 VOICE: We can't hear you back here. Can you
15 speak louder, please?

16 MS. LARAS: I haven't started yet.

17 MS. GAMBLE: Okay.

18 VOICE: Good point.

19 MS. LARAS: I am Tula Laras. And I live at the
20 Glenmont Townhomes. One of the things that is not
21 mentioned, and I am surprised, is the elevation of the
22 freeways and the traffic that is going to be under those
23 elevations' connections, getting on and off.

24 If anybody wants to make a change in their
25 direction, they are going to be using those streets right

1 under the elevation system that they are building. That
2 is the one thing that I didn't hear mentioned.

3 MS. GAMBLE: Thank you.

4 All right. David Mark Greaves.

5 MR. GREAVES: Yes.

6 MS. GAMBLE: Am I saying it correctly? Okay.

7 MR. GREAVES: Okay. Since I became aware that
8 you are taking comments now about the South Rice
9 Apartments, I figure I needed to comment about that
10 project, number 19070, located at 5612 South Rice Avenue.

11 And I came here because I am fed up with a lot
12 of public pushback against low-income housing and
13 affordable housing. That's the reason I came here. And
14 there are some things that can be done to address some of
15 the drawbacks that other speakers cited, such as lack of
16 green space, height, population density, and traffic
17 issues. These things can be remedied, okay.

18 But the high population density, there is
19 nothing wrong with high population density. Okay. But
20 there is a thing -- an issue when you don't have -- when
21 you can't get the homeless population reduced because they
22 can't afford housing. Okay.

23 I need to point out, too, that not everybody
24 that rents these apartments will likely be custodial
25 parents, okay. And there will be some families, yes. But

1 there aren't going to be that many families, and it isn't
2 wrong to create a public overhead walkway to separate
3 pedestrians from automobile traffic.

4 And you can also widen streets like South Rice,
5 south of West Park. South Rice needs to be widened, okay.

6 I don't doubt that. And there needs to be probably more
7 signal lights added, too.

8 And I am sure, as time comes along, HISD can
9 build a new school to accommodate some of the crowding
10 situations that have occurred at Cunningham Elementary
11 School that I have heard about. This issue can be
12 rectified, okay.

13 What I am fed up with is the public pushback
14 against why affordable housing should not be built. And
15 that is what I am hearing. I am hearing rationalized
16 excuses, and I don't like it.

17 MS. GAMBLE: Okay. Any more comment on the
18 South Rice development?

19 (No response.)

20 MS. GAMBLE: Okay. We are going to the next
21 grouping. Carl David Evans?

22 MR. EVANS: Good evening. My name is Carl
23 David Evans. I am the president of Fort Bend/Houston
24 Superneighborhood Council.

25 I come to speak, and I come to speak on behalf

1 of that Council, along with other residents from that
2 Council. I would like everybody from Fort Bend/Houston to
3 stand up, who are with me.

4 (Whereupon, a group arose to stand.)

5 MS. GAMBLE: Wow. I would say that is about
6 everybody.

7 MR. EVANS: We also want to thank our council
8 member, Martha Castex-Tatum, for working with us, and
9 supporting the projects, the Edison Lofts and Broad Villa.
10 We see eye to eye on those projects. And we want to say
11 thank you.

12 (Applause.)

13 MR. EVANS: The other projects we did not
14 support, because they were not -- the community did not
15 vote for them. We have a strategic planning process in
16 the Fort Bend/Houston Superneighborhood Council, and when
17 we are notified by developers, these developers are
18 vetted, and they are voted on by the Council, which have
19 designated representatives from all of our communities.

20 We have about 25 homeowners association and
21 civic clubs, over 25,000 residents. If the majority of
22 the community does not want a particular development
23 there, we vote against that.

24 So we voted for the Edison. Our residents are
25 outraged because there are some elected officials who are

1 not listening to the concerns of our community. We are
2 determined to make Fort Bend/Houston the best place to
3 live, work, and play.

4 We want to increase our property value and
5 improve the quality of life by encouraging quality grocery
6 stores. Fort Bend/Houston is a food desert. We are
7 forced to go outside of Fort Bend/Houston to shop at a
8 quality grocery store or retail center.

9 We have asked for better streets, sidewalks,
10 schools, single-family homes. And we are rewarded with
11 the possibility of tax credit available homes called
12 homes.

13 Fort Bend/Houston does not want to be a dumping
14 ground for projects not wanted in District G, in other
15 parts of the city where we are not the major population.

16 We are opposed to four-story apartments because
17 they are inadequate parking for our residents. We are
18 concerned about environmental issues like landfills or oil
19 fields, and nearby things such as that.

20 Our housing devaluation, community -- the
21 report by Dr. King prepared that shows a correlation
22 between the value of housing in Fort Bend/Houston and a
23 high percentage of black and brown. We have a problem.

24 We have other residents who would be speaking:
25 Mr. Willie Rainwater from Quail Run; Donna Thomas, she

1 would address environmental issues; and we also have -- we
2 want to talk about segregation, and we have Claude Foster,
3 he would address those issues.

4 The solution is, the Fort Bend
5 Superneighborhood Council, we recommend that the community
6 is engaged before a decision is made to place an
7 affordable home in our area.

8 We recommend encouraging family -- single-
9 family homes and quality grocery stores. And we also
10 recommend that you support our Fort Bend/Houston
11 superneighborhood strategic planning strategy. We ask
12 that you all will support that strategy from our Planning
13 Committee.

14 We do have a planning committee, and when those
15 developers come to us, we want them to come before our
16 Planning Committee. So, I am going to ask Mr. Willie
17 Rainwater, if that is okay.

18 MS. GAMBLE: Let me --

19 MR. EVANS: Okay. If it is okay.

20 MS. GAMBLE: All right. All right.

21 MR. EVANS: So I am done, and I am going to let
22 them take it, yield my time to the rest of my people who
23 have come with us.

24 MS. GAMBLE: Okay. All right. Thank you.

25 MR. EVANS: Thank you.

1 (Applause.)

2 MS. GAMBLE: I guess I'm calling Mr. Willie
3 Rainwater next.

4 MR. RAINWATER: Good afternoon. As Mr. Evans
5 said, I am Willie Rainwater. I am the HOA President of
6 Quail Run.

7 And I am here, ladies and gentlemen, to address
8 you in concerning my opposition to the following projects
9 in Fort Bend/Houston, which are 19109, development name,
10 Verdin Square; project 19242, development name, Tramonti;
11 project 19245, development name, Huntington Chimney Rock.

12 I strongly oppose these projects for a number
13 of reasons. First, the City of Houston has a history of
14 putting LIHTC projects in majority minority districts.
15 There are eight majority minority districts in our city.

16 All eight have more low income housing tax
17 credit apartments in them than the three majority council
18 districts added together. In the majority council
19 districts which are C, E and G, C has five, E has four,
20 and District G, although a low-income housing project was
21 proposed for that district, that district has no housing
22 projects in it at all.

23 We are zoned to Willow Ridge High School feeder
24 pattern in Fort Bend ISD. All schools in this feeder
25 pattern are failing. Fort Bend/Houston parents are

1 fighting Fort Bend to bring the school up to acceptable
2 standards.

3 The percentage of economically disadvantaged
4 students in our elementary school is 78.5 percent. Our
5 middle school is 78 percent, and our high school is 67
6 percent.

7 The enrollment in our elementary school is 52
8 percent African American, 43 percent Hispanic, and 1.2
9 percent white. The middle school enrollment is 46.5
10 African American, 50 percent Hispanic, and 1 percent
11 white.

12 When you get to the high school, we are 49
13 percent African American, 47.9 Hispanic and .06 percent
14 white. Right now all of these schools are F or D rated,
15 from elementary to high school.

16 Children in nearby Shadow Creek Ranch are zoned
17 to Fort Bend ISD, Willow Ridge feeder pattern, and their
18 parents are gathering signatures on a petition at this
19 point to detach their development from Fort Bend ISD
20 because of these poor performing schools.

21 Now, if these schools are not acceptable for
22 upper middle income parents, then why would anyone bring
23 one or a hundred more economically disadvantaged children
24 to this school feeder pattern? We need to solve the
25 problem. Students are already suffering from this poor

1 educational system.

2 Also, I am concerned about taxing our emergency
3 services in our area. We are in Houston Fort Bend, and
4 Houston Police law enforcement, and they -- we would like
5 them to regularly patrol our neighborhoods.

6 But when we ask for that, they tell us, hey,
7 we're short of manpower. We are stretched to the point
8 where we can't do that. We go from call to call. This is
9 what we are told.

10 And also, our fire and EMS services are
11 strained, because we have just been told by our city
12 officials that they are going to lay off 4- or 500 firemen
13 and city workers. So therefore that system will be
14 stressed. So you are putting more added stress on those
15 people.

16 And Fort Bend/Houston, where these projects are
17 slated to be built, does not have a charity hospital in
18 Fort Bend/Houston. The nearest one is in Galveston. So
19 you would have to go to Galveston if you were indigent.

20 So for these reasons -- and I have others -- I
21 am opposed to this. Thank you.

22 (Applause.)

23 MS. GAMBLE: Okay.

24 MS. THOMAS: Donna Thomas.

25 MS. GAMBLE: Donna Thomas.

1 MS. THOMAS: Yes. This is Donna Thomas. I am
2 with Fort Bend Superneighborhood Council 41. I am
3 representing our people in our community, Green Valley
4 Place, and the rest of the communities that lie in our
5 area, in the zone where you guys want to place more
6 affordable housings and apartments. We already have
7 enough of those in our area.

8 Due to the environmental situations that we
9 have in our communities -- and I am going to leave you
10 guys some information. We have so many landfills and oil
11 wells. And we have had oil well spills, and our community
12 has had to suffer with that for over, I think, seven days,
13 I do believe. I have a report on that.

14 We also have problems with our water system.
15 We had people getting cancer and dying from cancer now.
16 So you are going to place some more indigent people into
17 that zone.

18 And you are talking about elderly. You are
19 talking about people with young kids that may have asthma,
20 that may have all kinds of health issues because they
21 can't afford to go to a hospital. Therefore, why would
22 you put that in our area?

23 It does not make any sense. The environmental
24 problems that we have in our communities are based on our
25 economical base. They placed us there. They defraud us

1 there in that area. They knew what they were doing.

2 African-black-brown shows that our black and
3 our brown and some poor whites are also in that area,
4 because they could only afford those areas at the time.
5 So our areas have got chemical plants, Axa Novo
6 [phonetic], Nalco Champion.

7 We have plenty of those plants that lie in our
8 area, and I am going to give you that information as well.

9 Those plants are not being regulated by TCEQ like they
10 should be, and we have issues with them.

11 So we really want you guys to take
12 consideration of what you are doing with people that are
13 low income when you bring them into those communities. Do
14 your studies. There is land problems over there, and
15 nobody is doing their research. There is oil fields
16 underneath the grounds. Have they been capped off? Are
17 they safe? You are placing those people right near where
18 the oil has spilled and have causes of damaging to some
19 people.

20 Like I said, we have people in here now that is
21 not healthy because of the area that they live in. So we
22 ask that you take everything in consideration before you
23 put any more homes and families in danger in our
24 environmental disaster area. Thank you.

25 (Applause.)

1 MS. GAMBLE: Claude Foster.

2 MR. FOSTER: Good afternoon. My name is Claude
3 Foster, and I do live in Shadow Creek Ranch. And I am one
4 of those parents that chose to let their child go to
5 school in Fort Bend/Houston because people that look like
6 me and other middle class people talked about that
7 community like it had tails.

8 The Fort Bend Superneighborhood Council
9 believes in and supports low-income tax credit affordable
10 housing in their community, if done right. In fact, they
11 are supporting the Edison Lofts project, because it is
12 part of a larger project being developed by the Edison
13 Arts Foundation, a 501(c)(3) nonprofit corporation.

14 Regrettably, the other projects proposed for
15 the community are not being done right and continues the
16 pattern of siting low-income tax credit housing in
17 primarily black and brown communities.

18 The U.S. Supreme Court affirmed that the
19 segregation of low-income housing represents a disparity
20 impact that violates the Fair Housing Act. The U.S.
21 Department of Housing and Urban Development found in
22 January 2017 that Houston's housing policies violates the
23 Fair Housing Act by perpetuating segregation.

24 The HUD investigation was a result of
25 opposition to a tax credit application that the Houston

1 Housing Authority had submitted to TDHCA to remedy the
2 legacy of residential racial segregation in Houston. The
3 project was to be located on land adjacent to HHA's
4 headquarters in a middle class predominantly white
5 neighborhood, in City Council District G1, where no-low
6 income tax credit affordable housing exists, in an area
7 with good public services, quality schools, and thriving
8 businesses, unlike Fort Bend/Houston.

9 HUD found that community opposition to the
10 Fountainview development was animated by bigotry,
11 prejudice, and animus against classes of persons protected
12 under the Fair Housing Act. HUD maintained that the city
13 take remedial action because 85 percent of the tax credit
14 proposals the City Housing Department recommended for
15 approval were for sites located in majority minority
16 census tracts.

17 Instead of addressing the problem, the mayor
18 developed policies and strategies that appeases wealthy
19 white residents who are against subsidized housing in
20 their communities, and continues the policy of siting low-
21 income tax credit affordable housing in predominantly
22 black and brown communities.

23 According to the census ACS 2017 five-year
24 data, the census tracts where the Tramonti, Huntington
25 Chimney Rock, and Verdin Square would be located in a

1 tract that is 95 percent minority, black and brown, with a
2 poverty rate of 27.8 percent, which violates the City's
3 current policy that states the City will encourage
4 development in census tracts where poverty rates is less
5 than 20 percent and in areas that do not perpetuate
6 segregation.

7 Mayor Turner was quoted in the Houston
8 Chronicle on January 29, 2017, as saying, I have been
9 mayor for one year. And I am segregating Houston? Hell,
10 Houston was segregated before I got to be mayor. Well, he
11 now has been mayor for four years, and he continues the
12 policies and practices that HUD found violate Fair Housing
13 laws.

14 We are humbly requesting that the Texas
15 Department of Housing and Community Affairs not support
16 the Tramonti, Huntington Chimney Rock, and Verdin Square
17 projects, because to do so will continue to violate the
18 Fair Housing laws.

19 Thank you for conducting this hearing, and
20 thank you for the opportunity to speak.

21

22 (Applause.)

23 MS. GAMBLE: And the last speaker I have is
24 Michael Ballare. Sorry if I murdered your name.

25 MR. BALLARE: Thank you for allowing me to

1 speak today. I am speaking on behalf of Fort Bend
2 Superneighborhood 41. I am speaking as a stakeholder for
3 in Fort Bend County, Houston. I am a stakeholder there.

4 I am speaking for the support of the Edison
5 Lofts. The old Kroger shopping center has been an eyesore
6 on Fuqua for about 20 years. We have spawned agreement
7 between the developers of that -- of the Edison Lofts to
8 help us create activity and programs for the schools,
9 youth centers, and cultural development in that area.

10 They have promised us that they will support
11 our schools and support afternoon programs that's going to
12 help bring activities for our youth. We need that.

13 And if we don't do something with that area, it
14 is going to fester for years. It is an eyesore. We are
15 asking for your support. We are asking for you to help us
16 do due diligence to our area, in Fort Bend, in that area.
17 Social development and affordable housing, I am asking for
18 support for the Edison progress on that part.

19 I am asking -- I am here to express my strong
20 opposition to the Huntington project, 19247 [sic], the
21 Chimney Rock project; the 19242, the Tramonti project; and
22 also the Verdin Square.

23 I am asking strongly to oppose those projects.

24 I am here today to express my strong opposition, non-
25 support, for those projects. They are synonymous --

1 excuse me.

2 Both middle schools and high schools are
3 struggling in that area. Ranking at full -- ranking at F
4 and D, the constant movement of transit citizens will
5 cause problems in that area. Based on the fact that they
6 are so low in ranking, you're bringing low-income people
7 in, you are doing nothing but multiplying the problems
8 that we have right now with those low school rankings.

9 So I am asking for you to not support those
10 projects. Thank you.

11 (Applause.)

12 MR. EVANS: Ms. Gamble.

13 MS. GAMBLE: Yes.

14 MR. EVANS: Can I talk to them. May I speak?

15 MS. GAMBLE: Sure.

16 MR. EVANS: Ms. Gamble, I also would like to
17 leave these attachments for you. And we have over
18 1,500 --

19 MS. GAMBLE: I am sorry. Can you state your
20 name again, for the record?

21 MR. EVANS: My name is Carl David Evans. I am
22 President of the Fort Bend/Houston Superneighborhood
23 Council. We have over 1,500 petitions or sworn
24 affidavits that we will be mailing in, over 1,500 of
25 those. Most of those are in support of the Edison

1 Performing Arts and against all the other projects. Thank
2 you.

3 MS. GAMBLE: Thank you. Okay. Those are all
4 of the witness affirmation forms that I have. Is there
5 anyone else who wants to speak or did not complete a form
6 yet?

7 (Pause.)

8 MS. CARTER: Good evening. My name is Charity
9 Carter.

10 I am the founder and Executive Director of the
11 Edison Arts Foundation. I am here to just give you a
12 little bit of insight about our organization and our
13 efforts in the community.

14 Over the last three years, we have been working
15 diligently with Watergate and the City of Houston, the
16 Fort Bend/Houston stakeholders, and Fort Bend ISD on a
17 master revitalization effort and plan to include housing,
18 a performing arts center, green space, retail development,
19 and more.

20 Our project has the greatest impact. And we
21 would like for you to strongly prioritize the Edison Lofts
22 application number 19327.

23 We are currently working in the community, and
24 we plan to remain in the community. We have done our due
25 diligence, and we have galvanized the support of the

1 community, and they are in support of our project. Thank
2 you.

3 (Applause.)

4 MS. GAMBLE: [inaudible].

5 MR. SINCERE JR.: My name is David Lee Sincere,
6 Jr. I am also a graduate of the Fort Bend ISD Board of
7 Trustee Leadership Academy, and mentor over 75 boys in
8 that community, as well as girls.

9 The Fort Bend ISD school system, Briargate
10 Elementary School, Blue Ridge Elementary School, and Ranch
11 Gate Elementary School, those schools are failing, and we
12 do not want to bring more apartment complexes in the area
13 because it is going to exacerbate the issues that we are
14 already having in the area.

15 The second thing is, being a representative on
16 the Fort Bend Houston Superneighborhood Council, we have a
17 strategic plan. And none of the other apartment
18 complexes, the Huntington as well as the others that were
19 listed, went through the neighborhood.

20 My mother lives right across the street from
21 Willowridge High School, and she was never notified by any
22 developers or anyone else that these complexes were going
23 to be put right across the street in her neighborhood.

24 So I am in support of the Edison Lofts project,
25 which I know that it is going to have a dramatic impact

1 with our kids, with the Early Literacy Center that they
2 are going to put in, as well as the other programs that
3 they are going to have for the community. So, I am in
4 support of that program, but not the others.

5 Thank you.

6 MS. GAMBLE: Okay.

7 (Applause.)

8 MS. GAMBLE: Okay. Those of you coming up, I
9 need you to fill out that witness affirmation form. It is
10 important. Okay.

11 MS. POOLE: History teaches us that --

12 MS. GAMBLE: I am sorry, ma'am. Can you state
13 your name for the record?

14 MS. POOLE: I beg your pardon?

15 MS. GAMBLE: Can you state your name for the
16 record, please?

17 MS. POOLE: Carolyn Poole.

18 MS. GAMBLE: Thank you.

19 MS. POOLE: History teaches us that Houston
20 City government has deliberated created a disadvantaged
21 hierarchy for neighborhoods that have been compounded,
22 disadvantaged for neighborhoods of color. We are part of
23 a common practice that government allows the system to
24 save money by providing unequal services, by inflicting
25 unpopular burdens, such as living near landfills, sewer

1 treatment plants, dumping grounds and landfills.

2 Our neighborhood was a medium-to high-income
3 with many amenities such as a major grocery store,
4 restaurants, and then you started pushing landfills,
5 excessive subsidized housing on our neighborhoods of
6 color.

7 Crime rises, and the grocery stores leave, and
8 then in come the Family Dollar Stores and the Dollar
9 Generals and the pawn shops and the tires and service
10 stations. And our land goes down. Then warehouses and
11 low-income housing. And now they want to call us the
12 hood. We are sick and tired of being dumped on.

13 Thank you.

14 (Applause.)

15 MS. GARDNER: Hello. My name is Regina
16 Gardner, and I grew up in the area, I have been there all
17 my life, Fort Bend/Houston, Missouri City area. The main
18 thing I want to stress is the fact that the policy for tax
19 credit for affordable housing was designed to balance
20 populations, so that there might be a middle-to upper-
21 class neighborhood where people can have affordable
22 housing.

23 But it seems that the purpose of the policy is
24 not being realized, because the affordable housing are
25 being put in areas where they are already overwhelmed and

1 overloaded. And we are fighting to bring up the status
2 and quality of our schools right now.

3 But we are in favor of the Edison project,
4 because the Edison project, they did their due diligence.

5 They came through the community, and they are working as
6 a partner with the community to help improve the schools
7 and help support the children that are in those schools.

8 So that is pretty much all I have to say.

9 MS. GAMBLE: Okay.

10 MS. PIÑA: Good evening. My name is Veronica
11 Piña.

12 MS. GAMBLE: Okay.

13 MS. PIÑA: I have lived in that neighborhood,
14 Ridgemont, which is part of Superneighborhoods 41, Council
15 41 for 47 years. We have gone to school together, we have
16 worked together as black and brown communities.

17 We have seen a lot of talk about projects that
18 never come to fruition. This Edison Loft project would
19 give us a chance to offer culture, arts to our children,
20 to our neighborhoods, that is in dire straits, needs, over
21 20 years, like Mr. Balogh had said.

22 That strip center is the heart of
23 Superneighborhoods 41, Houston/Fort Bend. I have seen
24 people with the environmental issues having health issues.

25 There is all kinds of reasons why the other

1 projects need to be opposed, but the Edison Loft project
2 is one of our hopes that we have for our future.

3 And our politicians that we continue to vote
4 strongly for continue to push us aside. And we are not
5 understanding why our projects keep getting pushed back.

6 So thank you very much.

7 MS. GAMBLE: Thank you.

8 (Applause.)

9 MS. GAMBLE: Okay.

10 MS. CARTER: Good evening.

11 MS. GAMBLE: Okay. Before you start, ma'am. I
12 just want to remind us that we are talking about apartment
13 complexes here.

14 MS. CARTER: Right.

15 MS. GAMBLE: I mean I know you want to talk
16 about your neighborhood and all this kind of stuff. I get
17 it, I totally do. But let's keep the focus on the support
18 or opposition to any of the developments that we have on
19 our list, okay. Thank y'all.

20 MS. CARTER: Good evening. Thank you for
21 allowing me to speak. My name is Shawn Carter. I am a
22 retired school teacher for the HISD school district. I am
23 not in support for Huntington 19245, the Tramonti 19242,
24 and the Verdin Square 19109.

25 I have lived in the area 47 years. And when I

1 moved into the area, they said that this was going to be
2 an up and coming, striving neighborhood, that we would
3 have department stores, grocery stores, and good school
4 systems. And that was one of the reasons that we chose to
5 live in the area.

6 As a result of different administrations
7 promising us that we would have these things to come in,
8 they lied to us, and they failed to hold up their end of
9 the bargain.

10 Now here we come again with these three
11 petitions to come, which they have not talked to our
12 superneighborhoods to find out about our plan and what we
13 have for our community.

14 You are going to receive a map that shows the
15 area, the square footage that they are asking to build on.

16 As I sat there, I began to have a feeling in my heart for
17 the people who are going to come there, and they are going
18 to be disadvantaged.

19 We are talking about our disadvantage. But
20 they are going to be disadvantaged too, because the
21 apartments that they are planning to put up, depending on
22 their monies that they are going to afford there, the tax
23 credit will only be for 15 years.

24 After that 15 years, they are going to buy out,
25 and they are going to get out. And then the apartment

1 projects will diminish in our neighborhood.

2 As a citizen for 47 years, promised all these
3 things in the beginning, to see our property values
4 continue to go down, down. And we have brick homes that
5 should be 250-, \$260,000 as in G District, are moving
6 toward 108-, 115-, and 125-.

7 And that is not fair, and that is due to the
8 fact that we have not had sustainable supermarket stores.

9 We have to go out to get all of those things to come into
10 our neighborhood.

11 But I want to talk about the disadvantage to
12 the people who are moving into those projects. If you can
13 think about this as the square that they are going to move
14 into, and there is only a sidewalk there. There is the
15 street, and there is other townhomes on the other side.

16 The only thing that they can do is go up. If
17 they go up, where are the children going to play? Where
18 are they going to park the car? Where are they going to
19 have a livelihood other than that square and the area that
20 they are going to put these people in?

21 And what is that going to do for the
22 neighborhood that is behind them, which is our
23 neighborhood? That is not going to give them a quality of
24 life. The quality of life is going to be deteriorating,
25 deteriorating the school systems due to the availability

1 of what the square footage that they have to operate in.

2 I do not see this as a feasible option for this
3 area, and I would pray that they would not be allowed to
4 come in.

5 Thank you.

6 (Applause.)

7 MS. GAMBLE: Come on. Move forward.

8 MS. TUCKER: Good evening. My name is Ann
9 Tucker, and I am actually a resident of Bellaire, but for
10 50 years of my life, I have been in the arts.

11 And I know from experience of that 50 years
12 that there are children who respond to pictures and not
13 words, there are children who came alive in art classes,
14 there are children who have graduated from Yates High
15 School and gone to college on photography scholarships
16 because the wonderful teacher there made them come alive,
17 and made them understand that they could express something
18 through pictures that they couldn't express through words.

19 And so although I didn't know about this art
20 project before, I am -- so I don't have documentation for
21 you, but I can get it for you, about what arts programs do
22 to neighborhoods.

23 And I can tell you I was recently part of
24 funding a program in New York where students who took a
25 summer program in photography have had no recidivism since

1 they started photography. It is something I have seen
2 over and over and over again.

3 So I really just want to speak to the
4 importance of bringing art into any community, this one
5 included. Thank you.

6 MS. GAMBLE: Thank you.

7 (Applause.)

8 MS. GAMBLE: Okay. We have one more?

9 MS. MCGINNIS: Good afternoon. My name is
10 Cynthia McGinnis, and I live in Quail Run subdivision. I
11 wanted to come and speak about the transportation that
12 would be needed for these different housing units that you
13 are going to be putting in our neighborhood.

14 I am in favor of the Edison; I am opposed for
15 the other three. It seems that if you put in these
16 housing units, they are going to need transportation.

17 Are we speaking about putting Metro in our
18 area? Because we have been opposing Metro for the last
19 couple of times that it has come up.

20 So I know Metro already comes, if I am not
21 mistaken where the Edison Lofts are going to be, so that
22 is not an issue. But I just want you guys to keep that in
23 consideration. Please do not put these other three units
24 in our area. Thank you.

25 (Applause.)

1 MS. GAMBLE: Okay. I am going to read another
2 prepared statement here in a minute. But before I do, let
3 me just state this hearing is coming to a close here.

4 Again, I want to thank you all for coming, for
5 giving your comment, letting us know, you know, kind of
6 what you think.

7 Like I said, earlier, we will be transcribing
8 this hearing. We will have a copy of it. If anybody
9 wants a copy of it, you can contact me; my business card
10 with my email address on it is on the tables here.

11 Also, there are other opportunities for you to
12 give public comment. You can send me an email, you can
13 send me a fax, or you can send me a box full of forms.

14 You can also -- we will be having Board
15 meetings before the Board meeting where the awards are
16 announced. If you want information about those Board
17 meetings, that information is on our website. We have one
18 every month.

19 And you are more than welcome to, as
20 individuals or as a group, come and address our board of
21 directors. We have neighborhood groups come all the time
22 to do that. So if you are interested in more information
23 about how to do that, you can contact me. I will be glad
24 to let you know.

25 I believe June 21 is the last day for public

1 comment. So if there are others that you know that
2 weren't able to be here tonight that do want to also make
3 some comment, then they can send that to us. Fax it,
4 email it, mail it, whatever, but we have to have it by
5 June 21 in order for us to get it in front of our Board.

6 Okay. So with that said, I am going to read
7 that last statement, and then we will wrap up for the
8 evening. Okay.

9 We have no one else signed to speak, and this
10 will conclude the public hearing. Written and email
11 comments outside of this meeting are encouraged. Such
12 comments must be submitted prior to 5:00 p.m. Austin,
13 local time, on June 21, 2019.

14 A detailed log of all applications is posted to
15 the Department website, and we have also put up the
16 individual applications on our website.

17 Thank you for your participation. Public input
18 is very important to us. Your comments will be included
19 in the Board summary for each application considered for
20 an award that was addressed here tonight.

21 The Board will make final decisions for
22 allocations in the 2019 Competitive Housing Tax Credit
23 applications at the July 25, 2019, meeting in Austin.

24 For additional information, you may contact me
25 by email or by phone. As I said, business cards are on

1 the table there. You may also visit the program's website
2 at www.tdhca.state.tx.us.

3 This concludes the public hearing. Let the
4 record show it is 7:21 p.m., and this hearing is now
5 adjourned.

6 (Whereupon, 7:21 p.m., the hearing was
7 concluded.)

C E R T I F I C A T E1
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IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications

LOCATION: Houston, Texas

DATE: April 2, 2019

I do hereby certify that the foregoing pages,
numbers 1 through 52, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Leslie Berridge before the
Texas Department of Housing and Community Affairs.

DATE: April 5, 2019



(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME OR NUMBER	SUPPORT	OPPOSE
1 Delois Woodard	<i>Delois Woodard</i>	15006 Carol Chase	19245, 19242, 19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Nettie Clark	<i>Nettison Clark</i>	14710 Steple Chase No 01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Faye Sims	<i>Faye Sims</i>	16506 West Quail Dr No 01	19109, 19242	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Jos Marie August	<i>Jos Marie August</i>	15135 TRINITY MEADOW No 01	19109, 19245, 19242	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 A Vils Barbara	<i>Barbara Vils</i>	15102 Chaperidge No 01	<i>19109, 19245, 19242</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 Michael Belle	<i>Michael Belle</i>	11 11	<i>Edison High</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7 Everrett Land O	<i>Everrett Land O</i>	806 Furtlow Dr 77189	<i>Edison High</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 Velimir Pasic	<i>Velimir Pasic</i>	3601 S. Braeswood 1405 Houston, TX 77025	<i>Edison High</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 Jayne Edwards	<i>Jayne Edwards</i>	15906 Logan Road Missouri City	19245, 19242, 19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 David Miller Greaves	<i>David Miller Greaves</i>	6602 Ash to be #167 Houston 77029	19245 19245, 19242, 19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11 Paula Adams	<i>Paula Adams</i>	14914 Trinity Meadow Dr 77489	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12 Allison Piper	<i>Allison Piper</i>	4802 blenmont Ft Belle 77401 <i>(all blank)</i> 77459	# 19070 19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13 <i>Trangue Chertay</i>	<i>Trangue Chertay</i>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
14 Rachel Probst	<i>Rachel Probst</i>	4913 Holly St. 77481	19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15 Pamela Wogostak	<i>Pamela Wogostak</i>	4910 Magnast Bellkine	19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Regan Wogostak 4910 Mary Fair St Bellkine 19070

PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME OR NUMBER	SUPPORT	OPPOSE
1 Maerby Curser		1954 Taper Parkway	Edison Lgth #	✓	
2 LeVerned Engerman		4530 N. Ripple Ridge Dr 77053	19245, 19242, 19109		✓
3 ANDRES CONCEIA		14603 CIRCULAR DR. MISSOURI CITY 77448	19329, 19242, 19109	✓	
4 Margaret Levy		8207 Quiet Village Ct.	Dunail Village		✓
5 David Sincere		10402 Deer Branch	Deer Village		✓
6 Cecilia Pool		16707 Gallery Ct 77053	Benchmark		✓
7 LORNA HALL		16407 Jewel Meridbury	19109, 19245, 19109		✓
8 Edith Palmer		15510 Galus Ridge Rd	Edison Lgth #		✓
9 DAMIEN LYONS		8518 Quail Crest Dr	19245, 19242, 19109	✓	
10 Shaun Carter		15223 Chalkledge Dr	19245, 19242, 19109		✓
11 DONNA THOMAS		16110 Bee Field Dr	19245, 19242, 19109		✓
12 DONNA THOMAS		16110 Bee Field Dr	Edison Lgth #	✓	
13 Cheryl Finkler		8415 Quail Run Ct	19109, 19242, 19245		✓
14 Theresa Engler		16703 Quail View Ct.	19242, 19245, 19109		✓
15 PATRICK SWITH		17023 WARTWOOD Ln	19242, 19245, 19109		✓

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Public Hearing For 2019 Housing Tax Credit Applications
 DATE: April 02, 2019
 City Hall Annex, Houston, Texas

PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME OR NUMBER	SUPPORT	OPPOSE
1 Stephanie Tran	<i>Stephanie Tran</i>	4808 Glenmont St Bellaire TX 77401	19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Rose Bosley	<i>Rose Bosley</i>	15315 Kildempore McAllen TX		<input type="checkbox"/>	<input type="checkbox"/>
3 Shirley Anderson	<i>Shirley Anderson</i>	16726 Quail Run Dr, McAllen, TX 78109, 19242		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Gregory Shepherd	<i>Gregory Shepherd</i>	5627 Santa Christi TX 77053		<input type="checkbox"/>	<input type="checkbox"/>
5 Willie & Terrier	<i>Willie & Terrier</i>	8422 Lone Quail Dr McAllen 77489	19109	<input type="checkbox"/>	<input type="checkbox"/>
6 Darius Cayle	<i>Darius Cayle</i>	15228 Ridgewood 77489		<input type="checkbox"/>	<input type="checkbox"/>
7 Colaris Reinolater	<i>Colaris Reinolater</i>	16410 Quail Bay Dr McAllen TX	Verdin Square 19109	<input type="checkbox"/>	<input type="checkbox"/>
8 Marilyn Thomas	<i>Marilyn Thomas</i>	16522 West Quail Dr. McAllen TX 77489	19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 Willie Reinolater	<i>Willie Reinolater</i>	16410 Quail Bay Dr McAllen TX	Verdin Square 19109	<input type="checkbox"/>	<input type="checkbox"/>
10 Betty Mapp	<i>Betty Mapp</i>	16107 Purpleidge Houston 77053	19109, 19242, 19245	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11 Phyllis McLean	<i>Phyllis McLean</i>	8403 Riverside Bird McAllen TX 77489	19109, 19242, 19245	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12 George Madison	<i>George Madison</i>	8403 Bird Run Dr, McAllen, TX 77489	19109, 19242, 19245	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13 Betty Mapp	<i>Betty Mapp</i>	16107 Purpleidge CT,	Edison lot 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14 Council Member Martina Caster-Tatum	<i>Martina Caster-Tatum</i>	900 Bagby, Houston, TX 77002	Edison Lofts Bellfort Park Ridge Villas Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15 Tim Sullivan	<i>Tim Sullivan</i>	4916 Bellairs Blvd Bellaire TX 77401	19070	<input type="checkbox"/>	<input type="checkbox"/>

PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME OR NUMBER	SUPPORT	OPPOSE
1 Eleanor Braly		8419 Lassague Dr	#19109 VEDON SQUARES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Isidoro Muhammad		8419 Lone Quail DR	VEDON SQ 19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Jim BALOGH		5019 MEYFAIR BELLEVUE TX	S. RICE APTS 19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Catherine Lewis		1112 Colonial St Belaire TX	19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 Doshana Desai		4709 Saxon Beech TX	19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 Cona Maria Pucelli		5004 Mayfair Bellair TX	19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7 Kelly Lilly		4907 Imperial	19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 Claude Foster		1481 Shadow Rock Pkwy	19042/19245 19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 DK TR Mr. Johnson		15311 Ridgewood Dr.	19245, 19242, 19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 MAT MARIA SWINNS		14603 Circlehawk Dr.	19327, 19242, 19109 19245	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11 Yvonne Jackson		8414 Blue Quail Dr. Missouri City TX 77089	19109/19245/19245 Yerdin Square	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12 Apenantha Bryant		16146 Canfield Dr Houston, Texas 77053	19245, 19242, 19109 EDISON APTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13 Yvonne Jackson		5030 Ridgewood St Houston TX 77053	19245 19109 19242 19245	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14 Yvonne Jackson		5030 Ridgewood St Houston TX 77053	19327 Edison Apts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15					

19242, 19245
 19249
 For 19327
 Express

PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME OR NUMBER	SUPPORT	OPPOSE
1 Dorothy Cotney	<i>[Signature]</i>	8629 Running Bird Ln	19329, 19328 19329, 19328	1	1
2 Mary Belle	<i>[Signature]</i>	8410 Blue Oval Dr	19169 19245, 19249		✓
3 Ande Evans	<i>[Signature]</i>	5706 Irish Hill Dr	Edison Loft (Supports) Hunting, Verdun Sq, Tramon (Spree)		✓
4 Shirley Guinn	<i>[Signature]</i>	3011 Romeo Brier Dr 77429			✓
5 KENYA HUNTT	<i>[Signature]</i>	26925 Kings Crescent Dr			
6 Donna Rickels EA	<i>[Signature]</i>	912 Willow Ln Belle Pl			
7 James E Rickels EA	<i>[Signature]</i>	"			
8 Bob Seach	<i>[Signature]</i>	4913 Holly Bellvue 77401	19076		✓
9 Theodore John	<i>[Signature]</i>	16349 St Helena Way			
10 Felicia Lewis	<i>[Signature]</i>	4711 Tamarsic	77401		
11 Mackenzie Hoffman	<i>[Signature]</i>	4810 STEWART	77401		✓
12 Rebecca Eis	<i>[Signature]</i>	4903 Mayfeist St.	77401		✓
13 SONI HOFFMAN	<i>[Signature]</i>	24810 Stenmet St	772401		✓
14					
15					

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Public Hearing For 2019 Housing Tax Credit Applications
 DATE: April 02, 2019
 City Hall Annex, Houston, Texas

PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME OR NUMBER	SUPPORT	OPPOSE
1 Portia Reitzell		610 Foxborough Ln Mission TX	19242, 19109, 19245	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Willinda Landrey		1406 Konekwood Dr Wc TX	19242, 19245, 19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 DeLores Felix		5942 Jaymewood Dr Wc TX	19242, 19245, 19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 DeLoris Ely		1591 S Bollenbrook	19242, 19245, 19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 Maxine Burnett		8526 Rummidge Blvd Wc TX	19242, 19245, 19109	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 Cynthia Freeman		5009 Manzar Bellane 77469	19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7 Albert Reese		2311 Valleyland Dr Wc TX	19109, 19242, 19245	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 Regina Sanders		6703 Briargate Dr Wc TX	19242, 19245, 19109, 193275	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 Julia Laras		5060 Glenmont 77081	19070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10					
11					
12					
13					
14					
15					

193275 support
 19109 oppose

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Public Hearing For 2019 Housing Tax Credit Applications,
 DATE: April 02, 2019
 City Hall Annex, Houston, Texas

PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME OR NUMBER	SUPPORT	OPPOSE
1 Theresa Smith	Theresa Smith	17013 Althaus Dr 16703 Quail View Ct.			
2 Theresa English	Theresa English				
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4					
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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Public Hearing For 2019 Housing Tax Credit Applications,
 DATE: April 02, 2019
 City Hall Annex, Houston, Texas

	PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME OR NUMBER	SUPPORT	OPPOSE
1	Cynthia McGinnis	Cynthia McGinnis	8314 Bella Quail Dr. Katy	All 4 units		<input checked="" type="checkbox"/>
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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Public Hearing For 2019 Housing Tax Credit Applications,
DATE: April 02, 2019
City Hall Annex, Houston, Texas

	PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME OR NUMBER	SUPPORT	OPPOSE
1		<i>Carly B. Langley</i>	<i>3233 Prospect Hwy</i>			
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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2019 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

PUBLIC HEARING FOR COMMENT

Community Room
Mahon Library
1306 9th Street
Lubbock, Texas

Wednesday,
April 10, 2019
6:04 p.m.

BEFORE:

NICOLE FISHER, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

<u>SPEAKER</u>	<u>PAGE</u>
Nicole Fisher	3
Alphonso Vaughn	5
Mary Emeny	6
Mildred Darton	9
Craig Alter	10

P R O C E E D I N G S

1
2 MS. FISHER: Good evening. Let the record show
3 it is 6:04 p.m. My name is Nicole Fisher. I'm here to
4 conduct a hearing on behalf of the Texas Department of
5 Housing and Community Affairs.

6 The Department's mission is to administer its
7 assigned programs efficiently, transparently, and
8 lawfully, and to invest its resources strategically and
9 develop high-quality affordable housing which allows Texas
10 communities to thrive.

11 Through our rental housing programs, the
12 Department encourages the new construction or
13 rehabilitation of high-quality housing, primarily through
14 private developers. These developments benefit Texans by
15 providing qualified families and individuals with safe,
16 affordable quality housing.

17 The Department considers public input very
18 important, and to support the significance of comment, the
19 Department is conducting six public hearings around the
20 state of Texas in order to receive public comment for any
21 of the 2019 Competitive Housing Tax Credit applications.

22 This public hearing is being held in Lubbock at
23 the Mahon Library. You may provide comment for any 2019
24 Competitive Housing Tax Credit application.

25 All comment that you provide today will be

1 recorded, and a summary of that comment will be presented
2 to the Department's Board prior to the final award
3 recommendations.

4 If you wish to speak but haven't completed a
5 witness affirmation form, please be sure and complete one
6 and hand it to me during this meeting. Also, if you do
7 not wish to speak but would like to provide comment, your
8 witness affirmation form may also serve as comment and
9 will be included in the public comment summary to the
10 Department's Board.

11 If you have not signed in, please do so, so
12 that the Department will have a record of attendance for
13 this hearing.

14 If you are speaking on behalf of a group, feel
15 free to indicate this by asking any persons in the group
16 to stand. Each person will count as either support or
17 opposition based on your comments.

18 If there are any elected public officials here,
19 we would ask that they be given the courtesy of coming to
20 the podium first. We will try to organize the remaining
21 witness affirmations by project so that folks wishing to
22 speak to the same development are heard at the same time.

23 When you come to the podium, please state your
24 name clearly for the record, as well as the development
25 name and application number for which you are speaking.

1 You must come to the microphone to speak.

2 Each person will be given three minutes to make
3 their comments. Please take this into account when
4 providing your comments so as to provide everyone the
5 opportunity to speak if they want to.

6 Are there any questions before I begin?

7 (No response.)

8 MS. FISHER: Our first speaker is County
9 Commissioner Alphonso Vaughn.

10 COMMISSIONER VAUGHN: Good evening. And thank
11 you to the Texas Department of Housing and Community
12 Affairs for having this meeting and affording us the
13 opportunity to speak on behalf of number 19232, St.
14 Anthony's project. But I want to speak also with a little
15 perspective.

16 I'm a county commissioner, Precinct 4, in
17 Potter County, and quite a bit of my representation
18 involves the North Heights area. I recall Bones Hooks,
19 the first African-American who broke and trained horses in
20 the early 20th century. In fact, in 1900 he moved to
21 Amarillo and, with the help of 60 individuals, was given
22 land that formerly was the North Heights division.

23 So I want to encourage you to strongly consider
24 a tax credit as far as the North Heights area, certainly
25 considering St. Anthony as a part of that.

1 It has been a very engaging population that has
2 participated in the development and the upstage in North
3 Heights here recently, and a lot of proactive activity.

4 And North Heights has been sort of a
5 dilapidated area for many years, and it is now affording
6 the opportunity for growth, and with the North Heights
7 community plan, it has really started to move in a very
8 productive and a proactive way.

9 And we want to continue that, and we want to
10 strongly consider Amarillo as part of receiving those tax
11 credits. For a long time Amarillo and the Panhandle has
12 been the forgotten part of Texas, and we want you to
13 strongly consider the upgrowth and the participation that
14 has really been encouraging from all aspects of that area,
15 and certainly North Heights as a focal point.

16 So I encourage you to strongly consider those
17 tax credits to Amarillo. It is certainly needed, and it
18 will certainly enhance not only the Panhandle but also the
19 State of Texas.

20 So thank you for the opportunity of speaking in
21 that respect and, again, I'm hopeful that you will
22 consider that area very strongly. Thank you.

23 MS. FISHER: Thank you.

24 Mary Emeny?

25 MS. EMENY: I will say ditto to what Alphonso

1 said. Thank you so much for being here.

2 My role is kind of an interesting one there.
3 This building is -- was Amarillo's first hospital. It's
4 been there -- was started in 1900. And it was a major --
5 and it grew and grew and grew. The whole facility is
6 521,000 square feet, of which the project's going to take
7 a portion, the oldest portion of the building.

8 And it's a building that's been loved by people
9 in that community for over a century. Almost anybody over
10 the age of 30 has a very personal response to it.

11 And when we sat up a not-for-profit board about
12 a year and a half ago to see if we could get hold of this
13 building, the gentleman who actually bought it on -- at
14 auction in 2009 ended up donating it to us last -- a year
15 ago, last summer, last July.

16 And so this is part of a much larger project
17 that's going to be -- we see as really an economic engine
18 for this whole part of the community of Amarillo and the
19 potential for really being a game-changer, not just there
20 but in terms of the way economic development is thought
21 about in our community.

22 The other thing -- two other things I'd like to
23 say, and one is that most projects are developer
24 initiated. This one is community initiated, and we looked
25 around for, okay, who can we get to help us, and we found

1 Craig, who's been a wonderful partner on this.

2 And so this really is a community-generated
3 project that we're just trying to facilitate and figure
4 out how the heck we could. So that's the way it is. We
5 have a really wonderful, a very active board, best board
6 I've ever been on. It's really an exciting board to be
7 on.

8 The other thing that I know, the population is
9 an issue. So I called our mayor, gave me the statistics
10 for 2017 estimated population. It was 20 shy of 200,000.

11 So we're over 200,000 now; we know we are.

12 We've had -- the number of housing starts we've
13 had since then is well over a couple thousand, so those
14 are the points that I wanted to make.

15 MS. FISHER: Thank you. Did you write down the
16 association on your form?

17 MS. EMENY: Yeah, I did --

18 MS. FISHER: Are you with the North Heights
19 Advisory --

20 MS. EMENY: No, that's Mildred. I put ours,
21 and see if you can read it: St. Anthony's Legacy and
22 Redevelopment Corp.

23 MS. FISHER: Okay.

24 MS. EMENY: We started with Legacy and
25 Development, but decided that SALAD was probably not the

1 right thing for what we were doing. And we were actually
2 given -- I'll put this in the record. We were actually
3 given the property as agent for the North Heights board,
4 because we were ready to go, and he was ready to give it,
5 and they were still in the process of getting their
6 501(c)(3).

7 MS. FISHER: Okay.

8 MS. EMENY: So that's the relationship.

9 MS. FISHER: Okay. Thank you.

10 Okay. Mildred Darton. And you're with the
11 North Heights Advisory Association.

12 MS. DARTON: Thank you all so very much for
13 this opportunity. Thank you for being here.

14 My name is Mildred Darton. I'm the president
15 of the North Heights Association, and I'm here to speak in
16 favor of the TDHCA number 19232. North Heights was a one-
17 day very thriving, productive community.

18 Since desegregation, it has been slowly dying.

19 Our schools have been closed. Businesses have moved
20 away, and so has the people.

21 This is an opportunity to get North Heights
22 back on its feet. This building -- when old St. Anthony's
23 worked, North Heights worked. Plenty of people in
24 Amarillo and nationally can relate to old St. Anthony's.
25 They were either born there, they had people to die there,

1 or they worked there.

2 This is a great opportunity to give North
3 Heights what it needs to be revitalized and redeveloped.
4 We are so happy to have a developer that we trust and know
5 that will do the right thing by and for North Heights.

6 So I strongly urge and ask that this
7 application be accepted to get us back to where we once
8 were, and that was thriving and growing.

9 Thank you.

10 MS. FISHER: Thank you.

11 Craig Alter.

12 MR. ALTER: Hello. Craig Alter. I'm speaking
13 in favor of application 19232, Commons at St. Anthony's.
14 I'm vice president of Commonwealth Development Corporation
15 in Austin, and I just want to initially say -- give some
16 background as to why we're involved in this development.

17 It's really rare to find an asset or a property
18 that the community views as being a critical asset. And
19 to have the opportunity to work on restoring something
20 that the community has long held as a valuable
21 commodity -- and not just a commodity but a valuable place
22 where events took place -- as people have said, and
23 everyone I've run into, I've heard, Oh, I was born there,
24 or my family worked there, or -- there's just such a
25 strong connection to the community of this property.

1 And it's really sad to see a magnificent
2 structure in disrepair and totally unutilized. And you
3 can see the potential in this building and know that with
4 just a little bit of financing, we could turn that around,
5 and we could provide housing for people that really do
6 desperately need it, and the type of housing that would be
7 efficient and affordable to them.

8 Commonwealth has a tremendous amount of
9 expertise in adaptive reuse of buildings, from schools to
10 hospitals, warehouses, factories, churches, and we've also
11 had quite a bit of experience with the historic
12 renovation. And so we know how these programs work, and
13 we want to bring that expertise to this project.

14 What also is fascinating is just the
15 relationship between the owner and the neighborhood
16 organization that is so committed to seeing this
17 development occur.

18 And then couple that with a city who is
19 fanatically behind the development and trying to see it
20 move forward, as well as the state representative.

21 So it's been -- it's in an area that's been
22 identified in a revitalization plan, that's been included
23 in the City's comprehensive plan. So the City knows that
24 they want to encourage the development and redevelopment
25 of facilities and properties in the area.

1 If this development was evaluated solely on its
2 historic character, I would be convinced that it would win
3 hands down, but we know that's not the case.

4 But I mean we've got the nuns' convent, we've
5 got the nursing school, we've got the original hospital.
6 It's impressive from that perspective.

7 Unfortunately, even though this is the very
8 type of development that is encouraged by TDHCA, in the
9 application scores, the maximum amount that it can score
10 in every category it can score in, it's at a severe
11 disadvantage to the other urban city in Region 1, and
12 that's Lubbock. And Lubbock has the advantage of having
13 five urban core points that Amarillo doesn't.

14 So what has that done? Well, over the past 10
15 years, Lubbock has received seven tax-credit allocations,
16 to Amarillo's three. Before the 2017 award, Amarillo
17 hadn't received an award since 2010.

18 So there are only two cities in Region 1, only
19 two cities in Region 1, that are classified as urban:
20 Amarillo and Lubbock, yet Lubbock has a distinct
21 advantage.

22 Amarillo and Lubbock are more similar than they
23 are dissimilar from everything else. The next-largest
24 city below Lubbock and Amarillo is a town of 21,000
25 people.

1 This is an unfair and arbitrary distinction
2 that does not reflect the conditions in Region 1, and it
3 needs to be corrected. This condition, however, is not
4 just restricted to Region 1. In looking at the data,
5 there's 450 communities classified as urban in Texas, but
6 only 13 have access to the five urban core points.

7 But nowhere is this condition more punitive
8 than between Amarillo and Lubbock. As Mary said, they
9 were 20 people short of 200,000, and yet these communities
10 have -- they're identical in so many different ways, and
11 so they should be taken under similar conditions.

12 So therefore I request that the TDHCA Board
13 receive this example of a project that is deserving of and
14 would have earned a tax-credit allocation but for the
15 arbitrary urban core definition requiring more than
16 200,000 population.

17 Because there is more than one urban area in
18 Region 1, I respectfully suggest that they should both
19 have equal access to the available tax credits. And I
20 appreciate the opportunity to present that to you all.

21 MS. FISHER: Thank you.

22 MR. ALTER: Thank you.

23 MS. FISHER: A detailed log of all applications
24 is posted on the Department's website. Written and
25 emailed comments outside of this meeting are also

1 encouraged. Such comments must be submitted prior to
2 5:00 p.m. Austin local time, on June 1, 2019.

3 Thank you for your participation. Public input
4 is very important to the Department. Your comments will
5 be included in the Board summary for each application
6 considered for an award.

7 The Board will make final decisions for
8 allocations in the 2019 Competitive Housing Tax Credit
9 applications at the July 25, 2019, meeting.

10 For additional information, you may contact
11 Sharon Gamble at sharon.gamble@tdhca.state.tx.us or 512-
12 936-7834, or visit the program's website at
13 www.tdhca.state.tx.us.

14 This concludes the public hearing. Let the
15 record show it is 6:22 p.m., and this hearing is now
16 adjourned.

17 (Whereupon, 6:22 p.m., the hearing was
18 concluded.)

C E R T I F I C A T E

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IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications

LOCATION: Lubbock, Texas

DATE: April 10, 2019

I do hereby certify that the foregoing pages,
numbers 1 through 15, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Penny Bynum before the
Texas Department of Housing and Community Affairs.

DATE: April 16, 2019


(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Public Hearing For 2019 Housing Tax Credit Applications
 DATE: April 10, 2019
 Mahon Library Community Room, Lubbock, Texas

	PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME/NUMBER	SUPPORT DEVELOPMENT	OPPOSE DEVELOPMENT
1	Mary Emery	<i>Mary Emery</i>	76 Box 148, Bushland, Tx 7902	19232		
2	Linda Vaughn	<i>Linda Vaughn</i>	2000 N. Adams Ave. ⁷⁹¹⁰⁷ TX	19232		
3	Alphonso Vaughn	<i>Alphonso Vaughn</i>	" "	19232		
4	Mildred Dalton	<i>Mildred Dalton</i>	2005 NW 14 th Ave. AmArx ⁷⁹¹⁰⁷	19232		
5	Craig Alter	<i>Craig Alter</i>	11612 Bee Caves Rd. Austin	19232		
6						
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Staff use only:	
WS	
WDNS	



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/10/19 Location of Hearing: Lubbock

My name is: Craig Alter

My occupation, profession or business is: Affordable housing development

My mailing address is: 11612 Bee Caves Rd. Phone: 512-8956-5432

Bldg. 2, Suite 152 Email: c.alter@commonwealthco.net
Austin, TX 78739

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Commonwealth Development Corp. and St. Anthony's Legacy Redevelopment Corp.

Their business address is: Above and P.O. Box 14
200 N 7th Ave., Amarillo

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19232 Development Name: Commons at St. Anthony's

Development City: Amarillo I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Signature of Witness

4/10/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

Staff use only:	
WS	
WDNS	



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/10/19 Location of Hearing: Lubbock, TX

My name is: Mildred DARTON

My occupation, profession or business is: _____

My mailing address is: 2005 NW 14th
Amarillo, TX 79107

Phone: 817-528-7729
Email: mjcornish@att.net

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

North Heights Advisory Association

Their business address is: P.O. Box 3994
Amarillo, TX 79116

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19232 Development Name: Common's St. Anthony's

Development City: Amarillo I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Mildred Darton
Signature of Witness

4/10/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

Staff use only:	
WS	
WDNS	



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/10/2019 Location of Hearing: Lubbock

My name is: Mary Emery

My occupation, profession or business is: Retired / Community Volunteer

My mailing address is: PO Box 148 Phone: (806) 372-3442

Bushland, 79612 Email: maryemery@gmail.com

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

\$ The Commons at St Anthony's (St Anthony's Legacy + Redon. Care)

Their business address is: 200 N 7th St
Amarillo, 79107

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: _____ Development Name: _____

Development City: _____ I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Mary Emery
Signature of Witness

4/10/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

Staff use only:	
WS	
WDNS	



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4-10-19 Location of Hearing: Hubbock, Tx

My name is: Alphonso Vaughn

My occupation, profession or business is: Potter County Commissioner Precinct 4

My mailing address is: 2000 N. Adams Phone: 806 681 5596

Arma, Tx 79107-3036 Email: alvaughn@stcglobal.net

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Potter County Precinct 4

Their business address is: 500 South Fillmore
Arma Tx 79101

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: _____ Development Name: _____

Development City: _____ I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Alphonso Vaughn
Signature of Witness

4-10-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2019 COMPETITIVE HOUSING TAX CREDIT
APPLICATIONS

PUBLIC HEARING FOR COMMENT

City Council Chambers
504 N. Queen Street
Palestine, Texas

Thursday,
April 4, 2019
6:02 p.m.

BEFORE:

BEN SHEPPARD, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

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P R O C E E D I N G S

1
2 MR. SHEPPARD: Good evening. Let the record
3 show that it's 6:00 p.m. My name is Ben Sheppard. I am
4 here to conduct a hearing on behalf of the Texas
5 Department of Housing and Community Affairs.

6 The Department's mission is to administer its
7 assigned programs efficiently, transparently, and
8 lawfully, and to invest its resources strategically to
9 develop high-quality affordable housing that allows Texas
10 communities to thrive.

11 Through our rental housing programs, the
12 Department encourages the new construction or
13 rehabilitation of high-quality housing, primarily through
14 private developers. These developments benefit Texans by
15 providing qualified families and individuals with safe,
16 affordable, quality housing.

17 The Department considers public input very
18 important, and to support the significance of public
19 comment, the Department is conducting six public hearings
20 around the state of Texas in order to receive public
21 comment for any of the 2019 Competitive Housing Tax Credit
22 applications.

23 This public hearing is being held in Palestine
24 at the City Council Chambers. You may provide comment for
25 any 2019 Competitive Housing Tax Credit application.

1 All comment that you provide today will be
2 recorded, and a summary of that comment will be presented
3 to the Department's board of directors prior to the final
4 award recommendations.

5 If you wish to speak but haven't completed a
6 witness affirmation form, please complete one and hand it
7 to me during this meeting. Also, if you do not wish to
8 speak but would like to provide comment, your witness
9 affirmation form may also serve to convey your comment and
10 will be included in the public comment summary to the
11 Department's Board.

12 If you've not signed in, please do so the
13 Department will have a record of your attendance at this
14 hearing.

15 If you are speaking on behalf of a group, feel
16 free to indicate this by asking all persons in the group
17 to stand. Each person will count as either support or
18 opposition based on your comments.

19 If there are any elected public officials here,
20 we ask that they be given the courtesy of coming to the
21 podium first. We will try to organize the remaining
22 witness affirmations by development -- is everybody here
23 to speak for the same developments? -- the same two
24 developments? -- both of them?

25 (Inaudible comments from audience.)

1 MR. SHEPPARD: When you come to the podium,
2 please state your name clearly for the record, as well as
3 the development name and application number that your
4 comments address.

5 You must come to the microphone to speak. Each
6 person will be given three minutes to make their comments.

7 Please take this into account when providing your
8 comments to provide everyone that wants to speak the
9 opportunity to do so.

10 Are there any questions before I begin --
11 before we begin?

12 (No response.)

13 MR. SHEPPARD: Our first speaker, then -- is
14 there a sitting councilman?

15 (Inaudible remark from audience.)

16 MR. SHEPPARD: Okay. Either one of you please
17 lead off.

18 MR. SESTITO: Good evening. I'm Gary Sestito.
19 I'm representing the City of Tool. We're speaking in
20 support of number 19052, Silver Leaf at Tool, and 19236,
21 Tool Cedar Trails. The mayor sends her regrets that she
22 couldn't make it; she's on a business trip.

23 We've ran a statistical demographic study a
24 year ago, and it showed that we have 46.81 percent of the
25 male population and 49.26 percent of the female population

1 are 55 and above, and the remaining 22.05 percent of the
2 population is between 45 and 54.

3 So our population is very much in line with
4 what is covered by the senior housing plans. On top of
5 that, our central location on the west side of the lake
6 makes it easy access for other communities to also utilize
7 a senior housing project in our community.

8 And we cover a very large area in western
9 Henderson County where we have no facilities existing at
10 this time.

11 The facilities will also serve the counties
12 of -- serve eastern Navarro County as well, since that is
13 just a short 10 miles from the city limits.

14 And that's basically all I have to say. The
15 City supports both projects. We strongly hope you find a
16 way to finance them. Thank you.

17 MR. SHEPPARD: Thank you very much.

18 MR. McDONALD: So good evening. My name's
19 Keith McDonald. I'm here as a city councilman for the
20 City of Tool, and I'm here supporting these two
21 developments, being Silver Leaf at Tool, number 19052; and
22 Tool Cedar Trails, number 19236.

23 I'm familiar with one of the other facilities
24 in the area, Silver Leaf facility in Gun Barrel City. I'm
25 familiar with the quality of that unit. And from personal

1 experience, we actually tried to -- looked into that
2 facility for my mother as she started to age and needed to
3 transition from living in her own single-family house to
4 something with less maintenance, and found it a very
5 desirable type feature.

6 And I think that really stood out to me that we
7 have a need for senior housing that can serve as a
8 transition from maybe your own single-family house and a
9 place to live before you actually need to go to an
10 assisted-living type center.

11 I think the lake area is a great place for
12 retirement. We have plenty of medical facilities in Gun
13 Barrel City area. Maybe the next step up is to go to
14 Athens, some facilities there. And then after that maybe
15 to the Dallas area.

16 But all these are well within an hour drive,
17 and so I think it makes the lake area a nice central
18 location.

19 The other thing I found very favorable is that
20 on the Silver Leaf at Tool facility they plan to offer
21 some at-market units, so some of our seniors who would not
22 qualify for the low-income portion would have an option to
23 rent at market rates. And I think there's a market for
24 both, some that don't have the financial ability to pay
25 full market and those that can pay. So I think that's a

1 plus for the Silver Leaf.

2 I'm here just supporting both of the
3 developments, and I hope you can find a way to fund it and
4 make it happen for us.

5 MR. SHEPPARD: Thank you very much.

6 Michael Fladmark?

7 MR. FLADMARK: My name is Michael Fladmark. I
8 reside at 600 Winding Shore Drive in Tool, Texas. I'm
9 here representing myself as a citizen.

10 My wife and I have been residents of Tool since
11 2006. The city of Tool is primarily a bedroom community
12 with a mix of residents and weekenders, mostly from the
13 Dallas Metroplex.

14 As a former councilmember for the City of Tool,
15 I supported the initial proposal for an affordable senior
16 housing project in Tool. Unfortunately it was not
17 successful before the council.

18 But not giving up, we now have two excellent
19 proposals before the State. Both should be considered
20 positively, because they will be providing much needed
21 affordable multifamily and senior housing, especially for
22 seniors, on the west side of Cedar Creek Lake.

23 Many of the senior residents of Kemp, Seven
24 Points, Tool, and Trinidad, which are all on the west side
25 of the lake, will be looking in the future to downsize

1 from their current housing, and hopefully they will have
2 not one but two facilities nearby that would allow them to
3 both downsize and stay in the area.

4 There are many lakeside families with senior
5 family members that would now have the option and the
6 opportunity to provide nearby quality affordable housing
7 for their relatives.

8 The closest similar unit or facility is located
9 across the lake in Gun Barrel City. It was built and is
10 managed by one of the two proposed developers, and it has
11 a -- my understanding is a two- to three-year waiting list
12 to be able to get housing there.

13 So as a concerned citizen and one who has an
14 interest in building the social community up for the
15 citizens of Tool, if only one of the projects is selected,
16 I would prefer the one proposed by Four Corners to be
17 located near the Tool City Hall.

18 Only a zoning change to multifamily would be
19 required and has already been approved by the city
20 council, should it be selected. There's also the
21 opportunity to develop a park area connected with the city
22 hall that can and will be enjoyed by residents and
23 visitors to Tool.

24 The city currently does not have a city park,
25 but I will say that both of the proposed projects offer a

1 lot of benefit, and they'd both be advantageous for the
2 city and for the citizens around to take part. There will
3 also be a park area associated with the other facility as
4 well, so I fully support both.

5 I want to thank you for your time and
6 consideration. I hope you can see your way forward to
7 vote positively for both of these projects. Thank you.

8 MR. SHEPPARD: Thank you, sir.

9 Lisa McDonald.

10 MS. McDONALD: My name is Lisa McDonald, and I
11 live at 1712 Luau Court in Tool. I'm here to voice my
12 support for the two developments. One of them is 19052,
13 Silver Leaf at Too; and 19236, Tool Cedar Trails.

14 I know that demand for senior housing in our
15 area is great, and especially affordable housing. Silver
16 Leaf has another development in a nearby town, Gun Barrel
17 City, that my husband and I looked into a couple of years
18 ago when my mother-in-law was needing to downsize.

19 At that time they were at full capacity, and I
20 believe the wait list was at least a year, and that
21 facility was very nice, and that was where she was wanting
22 to live.

23 Anyway, I don't really have a prepared
24 statement, just to say that I know we have a great need
25 for this and that we would love to see both of the

1 facilities approved.

2 MR. SHEPPARD: Thank you.

3 Summer Harrison.

4 MS. HARRISON: Hello. My name is Summer
5 Harrison. I'm a resident of Tool. I live at 2012 Island
6 Circle. I am here representing myself. I am here to
7 speak favorably for both Tool Cedar Trails, number 19236;
8 as well as Silver Leaf at Tool, number 19052.

9 I'm a real estate agent, and to reiterate what
10 Gary had said, much of our population is over the age of
11 50. I do not see that percentage decreasing, because
12 several buyers I have area speaking about buying
13 properties and retiring in this area. That has led to the
14 percentage that we have now.

15 Personally, I have a grandfather who's 92 years
16 old. He does not have anywhere to go because he wants to
17 stay local; he wants to stay near his home, which is a
18 sentiment that most of the seniors in our area -- would
19 like to stay close to home, what's familiar to them, close
20 to their friends. And unfortunately we do not have a
21 facility in our area to reach them.

22 In addition to Navarro County, like Gary
23 mentioned, Kaufman County is also right down the road. I
24 understand these are in different regions, but they're
25 within 10 minutes' drive of -- Kaufman County is within 10

1 minutes' drive of where these two facilities will be.

2 So I -- again, what everyone else is saying:
3 If there's any way that both facilities could be funded, I
4 believe it would be beneficial and be able to sustain.

5 However, if both facilities are not able to be
6 funded, I am here to speak in favor of Four Corners. The
7 location would benefit the entire city. I believe it
8 would help increase city taxes. There's the park that has
9 been mentioned, and just the location would kind of ground
10 it in our city versus the other one kind of being on the
11 edge.

12 Again, though, I'm really here to speak on both
13 of them, and hopefully funding can be found for both the
14 properties. Thank you.

15 MR. SHEPPARD: Thank you.

16 Those are all the people we have to speak. As
17 Mike will tell you, you can give more comments at the
18 Board meeting -- at any Board meeting about this -- you
19 know, about the developments you support.

20 It's pretty much the same procedure as here.
21 You just fill out a form and go speak in front of the
22 Board in favor of a development. When they make the
23 awards, the day they make the awards, which will be one of
24 the last Board meetings, in July, is the time that most
25 people come and talk about the developments, and

1 especially if, as it appears will happen in this case,
2 there are very competitive developments.

3 That's it. I'm going to close the meeting now
4 with another statement.

5 A detailed log of all applications is posted on
6 the Department website. Written and emailed comments
7 outside this meeting are also encourage. Such comments
8 must be submitted prior to 5:00 p.m. Austin local time, on
9 June 21, 2019.

10 Thank you for your participation. Public input
11 is very important to the Department. Your comments will
12 be included in the Board summary for each application
13 considered for an award.

14 The Board will make final decisions for
15 applications in the 2019 Competitive Housing Tax Credit
16 Program at the July 25, 2019, meeting.

17 For additional information, please contact
18 Sharon Gamble at sharon.gamble@tdhca.state.tx.us. Her
19 phone number is 512-936-7834. Or visit the program's
20 website for this program at www.tdhca.state.tx.us.

21 This concludes the public hearing. Let the
22 record show it is 6:20 p.m., and the hearing is now
23 adjourned.

24 (Whereupon, at 6:20 p.m., the hearing was
25 concluded.)

C E R T I F I C A T E

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IN RE: Public Hearing on 2018 Competitive Housing
Tax Credit Applications

LOCATION: Palestine, Texas

DATE: April 4, 2019







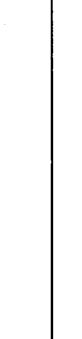
I do hereby certify that the foregoing pages,
numbers 1 through 14, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording by Leslie Berridge before the
Texas Department of Housing and Community Affairs.

DATE: April 9, 2019


(Transcriber)

On the Record Reporting &
Transcription, Inc.
7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Public Hearing For 2019 Housing Tax Credit Applications
 DATE: April 4, 2019 City Hall Council Chambers, Palestine, Texas

	PRINTED NAME	SIGNATURE	STREET ADDRESS	DEVELOPMENT NAME/NUMBER	SUPPORT DEVELOPMENT	OPPOSE DEVELOPMENT
1	GARY SESTITO City Councilman		408 LAKEWAY TOOL	19052 19236	X	
2	MICHAEL FLANNERY City Councilman		600 WINDING SHORE DR	19052 19236	X	
3	KEITH McDONALD		1712 LUNA CT	19052	✓	
4	MIKE SUGRUE		110 CARNEL PL	19057 19052	✓	
5	BEN NEMPEY		105 PINEHURST	19057 19052	✓	
6	Lisa McDonald		1712 LUNA CT	19052 19236	✓	
7	"Summer" Elisha Harrison		2012 Island Circle, Tool	19052 19236	✓	
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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/4/2019 Location of Hearing: PALESTINE

My name is: GARY W. SESTITO city councilman

My occupation, profession or business is: RETIRED PUBLIC SAFETY CAPT DFW AIRPORT

My mailing address is: 408 LAKEWAY BLD. Phone: 214-770-0947
TOOL TX 75143 Email: GARYSESTITO@GMAIL.COM

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:
CITY OF TOOL

Their business address is: 701 N. TOOL DR. TOOL TX 75143

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 1923C Development Name: TOOL COOP TRAINS

Development City: TOOL I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

[Signature]
Signature of Witness

4/4/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

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UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/4/2019 Location of Hearing: PALESTINE

My name is: GARY W. SESTITO

My occupation, profession or business is: Retiree PUBLIC SAFETY CAPT. DFW A. and P.

My mailing address is: 408 LAKEWAY BLVD Phone: 214-770-0947
TOOK TX 75143 Email: GARYSESTITO@QMAIL.COM

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

CITY OF TOOK

Their business address is: 701 N. TOOK DR. TOOK TX 75143

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

46.81% OF MALE POP. 49.26% OF FEMALE POP. AND IN AG

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19052 Development Name: SILVER ACRE AT TOOK
19235 FOOK LODGE TRAILS

Development City: TOOK I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Gary W. Sestito
Signature of Witness

4/4/19
Date

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I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4-4-19 Location of Hearing: PALESTINE TX

My name is: KEITH McDONALD city councilman

My occupation, profession or business is: RETIRED ENGINEER

My mailing address is: 1712 LUAN CT Phone: 214-205-6820

Tool TX 75143 Email: ccwkm@yahoo.com

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19052 19236 Development Name: Tool Cedar Trails, Silver Leaf @ Tool

Development City: Tool TX I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Keith McDonald
Signature of Witness

4-4-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

former council member

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WITNESS AFFIRMATION FORM

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UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
 PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/4/2019 Location of Hearing: _____

My name is: Michael Fladmark former city councilman

My occupation, profession or business is: self-employed - energy consultant

My mailing address is: 600 Winding Shore Drive Phone: 214 929-6640

Tool, TX 75143-2549 Email: mfladmark@gmail.com

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19052 Development Name: Silver Leaf at Tool
19236 Tool Cedar Trails

Development City: Tool I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

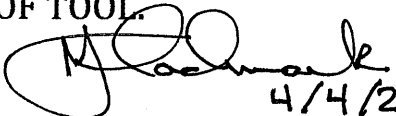
I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Michael Fladmark
 Signature of Witness

4/4/2019
 Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

- MY NAME IS MICHAEL FLADMARK.
- I RESIDE AT 600 WINDING SHORE DRIVE, TOOL TX 75143-2549.
- MY WIFE & I HAVE BEEN RESIDENTS OF TOOL SINCE 2006.
- THE CITY OF TOOL IS PRIMARILY A BEDROOM COMMUNITY WITH A MIX OF RESIDENTS AND WEEKENDERS MOSTLY FROM THE DALLAS METROPLEX.
- AS A FORMER COUNCIL MEMBER FOR THE CITY OF TOOL, I SUPPORTED THE INITIAL PROPOSAL FOR AN AFFORDABLE MULTI-FAMILY PROJECT IN TOOL, TX.
- UNFORTUNATELY, IT WAS NOT SUCCESSFUL BEFORE THE COUNCIL.
- NOT GIVING UP, WE NOW HAVE TWO PROPOSALS BEFORE THE STATE. BOTH SHOULD BE CONSIDERED POSITIVELY BECAUSE THEY WILL BE PROVIDING MUCH NEEDED AFFORDABLE MULTI-FAMILY HOUSING, ESPECIALLY FOR SENIORS, ON THE WEST SIDE OF CEDAR CREEK LAKE.
- MANY SENIOR RESIDENTS OF THE KEMP, SEVEN POINTS, TOOL AND TRINIDAD COMMUNITIES, WILL BE LOOKING IN THE FUTURE TO DOWNSIZE FROM THEIR CURRENT HOUSING. HOPEFULLY THEY WILL HAVE NOT ONE, BUT TWO FACILITIES NEARBY, THAT WOULD ALLOW THEM TO BOTH DOWNSIZE AND STAY IN THE AREA.
- MANY LAKESIDE FAMILIES WITH SENIOR FAMILY MEMBERS WOULD NOW HAVE THE OPTION AND OPPORTUNITY TO PROVIDE NEARBY QUALITY AFFORDABLE HOUSING FOR THEIR RELATIVES.
- THE CLOSEST SIMILAR MULT-FAMILY TYPE FACILITY IS LOCATED ACROSS THE LAKE IN GUN BARREL CITY. IT WAS BUILT & IS MANAGED BY ONE OF THE TWO PROPOSAL DEVELOPERS. IT HAS A 2-3 YEAR WAITING LIST TO MY UNDERSTANDING.
- AS A CONCERNED CITIZEN, AND ONE WHO HAS AN INTEREST IN BUILDING THE SOCIAL COMMUNITY FOR THE CITIZENS OF TOOL, IF ONLY ONE OF THE PROJECTS IS SELECTED, I WOULD PREFER THE ONE PROPOSED BY FOUR CORNERS TO BE LOCATED NEAR TOOL CITY HALL. ONLY A ZONING CHANGE TO MULTI-FAMILY WOULD BE REQUIRED AND HAS ALREADY BEEN APPROVED BY THE CITY COUNCIL SHOULD IT BE SELECTED., THERE IS ALSO OPPORTUNITY TO DEVELOP A PARK AREA CONNECTED WITH CITY HALL THAT CAN AND WILL BE ENJOYED BY RESIDENTS AND VISITORS TO TOOL. THE CITY CURRENTLY DOES NOT HAVE A CITY PARK.
- THANK YOU FOR YOUR TIME AND CONSIDERATION FOR A MUCH NEED RESOURCE FOR THE CEDAR CREEK COMMUNITY AND THE CITY OF TOOL.


4/4/2019

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/4/19 Location of Hearing: Palestine, TX

My name is : Lisa McDonald

My occupation, profession or business is: Retired

My mailing address is: 1712 Luau CT
Tool, TX 75143

Phone: 214-205-0204

Email: wplisam@yahoo.com

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19052 / 19234 Development Name: Silverleaf at Tool Cedar Trails

Development City: Tool I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.

Lisa McDonald
Signature of Witness

4/4/19
Date

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WITNESS AFFIRMATION FORM

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4-4-2019 Location of Hearing: Palastine

My name is: "Summer" Elisha Harrison

My occupation, profession or business is: Reactor

My mailing address is: 2012 Island Circle Phone: 214-417-1566

Tool, TX 75143 Email: dfwsummer@gmail.com

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19234 Development Name: Tool Cedar Trails

Development City: Tool I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.


Signature of Witness

4-4-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4-4 Location of Hearing: Palastine

My name is: "Summer" Elisha Harrison

My occupation, profession or business is: Realtor

My mailing address is: 2012 Island Circle Phone: 214-417-1566

Tool, TX 75143 Email: dpwsummer@gmail.com

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19052 Development Name: Silverleaf at Tool

Development City: Tool I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

I authorize TDHCA to contact me about my experience with the Tax Credit Program.


Signature of Witness

4-4-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

June 16, 2019

Texas Department of Housing
& Community Affairs
Multi Family Finance Division
P.O. Box 13941
Austin, Texas 78711

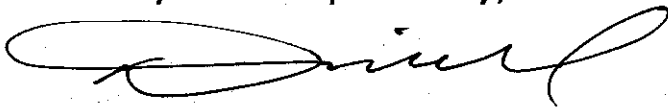
Re: South Rice Apartments; 5612 South Rice, Houston, Texas
77081; Project No. 19070

Gentlemen:

My name is Don McDaniel. My wife and I have lived at 5122 Beech St. since 1948. We are less than ¼ mile from the 19070 proposed project. Our access to Rice Avenue has all but completely ceased due to the unrelenting construction taking place on the short ¼ mile stretch including the 19070 location. I have attached a list of all the businesses that now exist.

In addition to the major congestion we now have, please note the continuing construction of Loop 610 and Hwy 59. We also have a serious problem with flooding that is yet to be resolved. Please take our complaints into consideration and cancel any plans that will further destroy the integrity of our city.

Sincerely and respectfully,



Don and Sherrie McDaniel



① SAM'S 5310 Rice

② WALMART 5405 Rice

③ CANES - 5405 Rice

④ AT&T - 5409 Rice

⑤ TACK IN THE BOX 5415 Rice

⑥ MATTRESS FIRM 5409 Rice

⑦ CHIROPRACTOR / THE JOINT - 5409 Rice

⑧ STARBUCKS 5409 Rice

⑨ MICROCENTRAL ⁵⁴⁰⁵ 5409 Rice

⑩ POLO LOCO 5321 Rice

⑪ SELF STORAGE - 5613 Rice

⑫ HOUSTON GYMNASTICS 6104 Rice

⑬ LANDSCAPING FIRM - 6116 Rice

⑭ HEFNER'S CLEANERS 6208 Rice

- (10) IV MESSAGE PARLOIR 5409 Rice
- (16) EURO CAR REPAIR 6100 Rice
- (17) CAR WASH 6001 Rice
- (18) TEXAS INDUS. 6000 Rice
- (19) M & M LIGHTING 5620 Rice
- (20) EMERGENCY CENTER 5413 Rice
- (21) REMINGTON APTS 5510 Rice
- (22) NEW CENTER / NO OCCUPANCY 6108 Rice
- (23) APARTMENT UNITS / T.H. 5631 Rice
- (24) P.V. RENTAL / SALES 5810 Rice
- (25) PRESBYTERIAN CHURCH 6033 Rice
- (26) KELLYS HAIR DESIGN 6222 Rice
- (27) PILATES DIASSI 6218 Rice
- (28) VALERO GAS 6023 Rice

(27) CUNNINGHAM ELEM. 5900 RICE

(28) NUTEX HEALTH STORE 6130 RICE

(29) DERAGENIX SPA 6100 RICE

(30) BOTOX DYSPORT 6130 RICE

(31) PUMP IT UP 6130 RICE

(32) CAROL'S OFF. FURN 5615 RICE

(33) MORGAN ENG. 5606 RICE



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-9-19 Location of Hearing: _____

My name is: Lena Broussard

My occupation, profession or business is: Teacher

My mailing address is: 15738 Briargate Ct. Phone: 210-473-3121
Missouri City, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to strongly state my opposition to Verdian Square, Development 19109 because of the high concentration of minority residents within the boundaries of SNAT, low performing and over crowded schools and the stress/overload of City of Houston Emergency Services (fear of increased crime). Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdian Square

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lena Broussard
Signature of Witness

6-9-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-11-19 Location of Hearing: _____

My name is: Mario Vasquez

My occupation, profession or business is: House Painter

My mailing address is: 1538 Briarstone Ct Phone: 832-843-8601

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to strongly state my opposition to Verdun Square, Development 19109 because of the high concentration of minority residents within the boundaries of SNAT, low performing and over crowded schools and the stress/overload of City of Houston Emergency Services (fear of increased crime). Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdun Square

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Mario Vasquez
Signature of Witness

6-11-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-9-19 Location of Hearing: _____

My name is: Juan Vasquez

My occupation, profession or business is: Plumber

My mailing address is: 15738 Briargate Ct. Phone: 713-459-3504
Missouri City, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to strongly state my opposition to Verdin Square, Development 19109 because of the high concentration of minority residents within the boundaries of SNAT, low performing and over crowded schools and the stress/overload of City of Houston Emergency Services (fear of increased crime) Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-9-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in-so-appearing, I hereby make the following statements:

Date of Statement: 6-10-19 Location of Hearing: _____

My name is: Wendy & Johnny Hurst

My occupation, profession or business is: _____

My mailing address is: 15731 Briarclate Ct. Phone: 281 839 0288
Missouri City TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to strongly state my opposition to Verdin Square, Development
19109 because of the high concentration of minority residents
within the boundaries of SN41 low performing and over crowded
schools and the stress/overload of City of Houston Emergency Services
(fear of increased crime) Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Wendy & Johnny Hurst
Signature of Witness

6-10-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-18-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kimberly Lawrence

My mailing address is: 15830 Ridge Rock Rd Phone: 713-529-9277
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19109</u> Development Name: <u>Verdin Square</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-18-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: **City Hall Annex Chamber, Public Level**
900 Bagby St., Houston, TX 77002

My name is: DEBORAH HARRIS

My occupation, profession or business is:

My mailing address is: 7403 BATH LN Phone: 281-438-8198
MISSOURI CITY
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deborah Harris
Signature of Witness

6-19-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: June 19, 2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LINDA KEGLER

My occupation, profession or business is: RETIRED

My mailing address is: 15604 APPLE RIDGE DR
MISSOURI CITY, TX 77489 Phone: 832-672-3109

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Linda Kegler
Signature of Witness

6/19/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/19/2019 Location of Hearing: **City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002**

My name is: SARAH EVANS

My occupation, profession or business is: _____

My mailing address is: 6602 Rowell Ct Phone: 281-438-8782
Missouri City, Texas 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sarah Evans
Signature of Witness

6/19/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06-19-2019 Location of Hearing: **City Hall Annex Chamber, Public Level**
900 Bagby St., Houston, TX 77002

My name is: Jerry Evans

My occupation, profession or business is: PSB V

My mailing address is: 6602 Rowell Ct. Phone: 281-438-8782
Missouri City, TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: **Verdin Square**. Project Application No. 19242 - Development Name: **The Tramonti**. Project Application No. 19245 - Development Name: **Huntington Chimney Rock**. Development City: **Fort Bend Houston**.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Jerry Evans
Signature of Witness

06-19-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LEONARD HARRIS

My occupation, profession or business is: SCHOOL BUS DRIVER

My mailing address is: 7403 BAHIA LN Phone: 281-438-8198
MISSOURI CITY
TEXAS 77489 281-524-9232 (CELL)

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Donald Harris
Signature of Witness

6-19-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 07-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Juan Diego Vazquez

My occupation, profession or business is: _____

My mailing address is: 6810 Ladwin Ct - Phone: 281-438-1734
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Juan Diego Vazquez
Signature of Witness

6-19-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/19/19 Location of Hearing: **City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002**

My name is: Ana Perez

My occupation, profession or business is: _____

My mailing address is: 7322 Maczali Dr Phone: 832-929-2030
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/19/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/19/19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Josua Mascarenas

My occupation, profession or business is: _____

My mailing address is: 7322 Maczali Dr Phone: 832 9292030
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti and the Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 -- Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/19/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dawwella Swan

My occupation, profession or business is: Mental Health work

My mailing address is: 7434 Towerview Phone: 281 6826125
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is:

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dawwella Swan
Signature of Witness

6-19-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/14/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Cheryl Brackens

My mailing address is: 10623 Castleview Ln. Phone: _____
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Cheryl Brackens
Signature of Witness

6/14/19
Date

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I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Aaron M. Adams

My mailing address is: 15923 Willbrier Lane Phone: (281) 416-7564
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Aaron M. Adams
Signature of Witness

06/17/19
Date

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WITNESS AFFIRMATION FORM

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I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/18/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Johanna Price

My mailing address is: 6631 Laughlin Dr. Phone: 281-437-7811
Missouri City TX.
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Johanna Price
Signature of Witness

6/18/19
Date

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I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-17-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Ellis H Henderson
My mailing address is: 7005 Maczall Phone: _____

Missouri City Tex 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ellis H. Henderson
Signature of Witness

6-17-19
Date

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/17/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kimberly Webb

My mailing address is: 7043 Rockergate Dr. Phone: 832-574-6913
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kimberly Webb
Signature of Witness

6/17/19
Date

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: PATSY SOUTHERN

My mailing address is: 1010 LAUGHLIN DR Phone: 281-4670212
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Patsy Southern
Signature of Witness

6-14-19
Date

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I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Marie Southern

My mailing address is: 6807 Laughlin Dr. Phone: 281 416 9952
Missouri City
Tx. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Marie Southern P.O.A
Signature of Witness

6-14-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Clifton Page

My mailing address is: 6807 Laughlin Dr Phone: 2814169952
Missouri City
Texas 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness: *Clifton Page*

Date: 6-14-19

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-13-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Nathaniel J. Southern

My mailing address is: 6610 Laughlin Dr Phone: 2814372651
Missouri City
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Nathaniel J. Southern
Signature of Witness

6-13-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-12-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Maria Vinegas

My mailing address is: 7307 Castle Hill Ln Phone: 832-231-4293
Mission City TX 77059

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

X I represent myself

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Maria Vinegas
Signature of Witness

6-12-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 10-12-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Alina Venegas

My mailing address is: 7307 Cattle View Ln Phone: 832-643-0751
Missouri City TX 77419

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

X My I represent myself

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Alina Venegas
Signature of Witness

10-12-19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Hall Annex Chamber, Public Level

My name is: Crystal Humphrey-White 900 Bagby St., Houston, TX 77002

My occupation, profession or business is: Medical Assistant

My mailing address is: 6715 BriarGate Phone: 2818549909
Missouri City, TX
77418

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti and the Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

herèby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

Date

5-18-19

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/23/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: D. Campbell

My mailing address is: 15838 Alger Dr. Phone: 832-671-9373
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/23/19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: _____

My mailing address is: _____ Phone: _____

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Emma Barrett
Signature of Witness

May 23, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Colynis Coleman

My mailing address is: 6706 INDIAN LAKE Phone: 281-989-2059
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

5/30/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Sherrri Claussell

My mailing address is: 6910 Thornwood Phone: 281-437-0984
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sherrri Claussell
Signature of Witness

5/30/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DARRYL CHURCHWELL

My mailing address is: 15807 WILBRIAR LANE Phone: 281 935 2776
MISSOURI CITY TEXAS 77459

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19109</u> Development Name: <u>Verdin Square</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5-28-19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Nauts, James

My mailing address is: 6707 Maczain Phone: _____
Missouri Tex 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5-28-19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Leatha Spencer

My mailing address is: 6822 Krause Dr Phone: 281-437-8452
Missouri City
TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Leatha Spencer
Signature of Witness

05-28-19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Carland Hankerson

My mailing address is: 7030 Castleview Phone: 346-229-9812

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Carland Hankerson
Signature of Witness

5-28-19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dorothy King-Hansen

My mailing address is: 7030 Castview Ln Phone: 832-368-6127
MO. CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

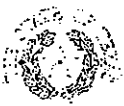
If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dorothy King-Hansen
Signature of Witness

5/28/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002
My name is: Colvin L. Stewart
My occupation, profession or business is: Security Services / Staff-Employee
My mailing address is: 6803 TRIGATE DR Phone: 832-642-1965
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is:

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Colvin L. Stewart
Signature of Witness

5/28/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: TERRENCE E. DAVIS

My mailing address is: 6630 McCullum Rd. Phone: 281-437-2141
Missouri City, TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Terrence E. Davis
Signature of Witness

5/28/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-29-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JAMES HEISKELL

My mailing address is: 15927 RUPPSTOCK Phone: 713-304-6301
MISSOURI CITY, TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19109</u> Development Name: <u>Verdin Square</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

James Heiskell
Signature of Witness

5-29-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/29/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Hyacinth Pickersgill

My mailing address is: 7111 Thornwind Road Phone: 832-661-0336
Missouri City
Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19109</u> Development Name: <u>Verdin Square</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

H. E. Pickersgill
Signature of Witness

5/29/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Ella Jenkins

My mailing address is: 15302 O'hara Dr. Phone: 281-835-0526
Missouri City, Tx.
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19109</u> Development Name: <u>Verdin Square</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ella Jenkins
Signature of Witness

May 30, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/2/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Korri Moore

My occupation, profession or business is: Teacher

My mailing address is: 16130 Quail Park Dr Phone: _____
Missouri City Tex

In appearing before this body, I represent myself or [] the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston [] I support this development [X] I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/21 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4-9-19 Location of Hearing: **City Hall Annex Chamber, Public Level**
900 Bagby St., Houston, TX 77002

My name is: Richard Moore

My occupation, profession or business is: ENGINEER

My mailing address is: 16430 Quail Park Phone: _____
Missouri City
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Richard E Moore
Signature of Witness

4-9-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/10/2019 Location of Hearing: **City Hall Annex Chamber, Public Level**
900 Bagby St., Houston, TX 77002

My name is: Gwendolyn Moore

My occupation, profession or business is: Retired

My mailing address is: 16430 Duval Park Dr Phone: _____
Missouri City Tex
77459

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Gwendolyn Moore
Signature of Witness

4/10/2019
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05.29.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LESTER SPRIGGS

My mailing address is: 6907 Thornwild Rd Phone: _____
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

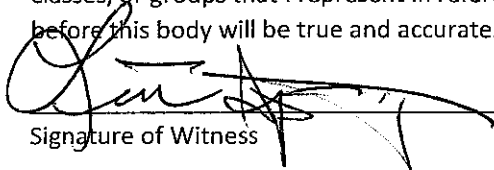
I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 -- Development Name: Verdin Square. Project Application No. 19242 -- Development Name: The Tramonti. Project Application No. 19245 -- Development Name: Huntington Chimney Rock. Project Application No. 19327 -- Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.



Signature of Witness

05.29.19

Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: GLENN HAWKINS

My mailing address is: 6619 LAUGHLIN DR. Phone: 281-437-7121

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Glenn Hawkins
Signature of Witness

5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/12/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Tracey Cooper

My mailing address is: 16707 Backergate Phone: 832-243-4295
Missouri City TX 77465

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/12/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05- _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Melchor Hernandez

My mailing address is: 15906 Plagens Ln Phone: 832-875-5308
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Melchor Hernandez
Signature of Witness

05-24-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: GEORGE LOGAN

My mailing address is: 7019 LAOAGALIN Phone: 281-437-8338
MISSOURI CITY, TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

George Logan
Signature of Witness

5-30-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dolores W. Black

My mailing address is: 6606 McCullum Rd Phone: 281-438-6137
Missouri City TEXAS
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dolores W. Black
Signature of Witness

5-30-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Felicia Landa

My mailing address is: 6614 Langhorne Dr Phone: 713-419-4475
Missouri City TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/30/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05/25/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DIANA MANASSARAM

My mailing address is: 6807 ROCKERGATE Phone: 832 373 0294
MISSOURI CITY TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19109</u> Development Name: <u>Verdin Square</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness [Signature]

Date 05/25/2019

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: ONDRA HARDMAN

My mailing address is: 6646 LAUGHLIN Phone: 713 969 8235
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ondra Hardman
Signature of Witness

5-30-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Yolanda Shaw Hargrove

My mailing address is: 6619 Castleview Ln. Phone: 713-294-3607
Mo. city, Tx. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

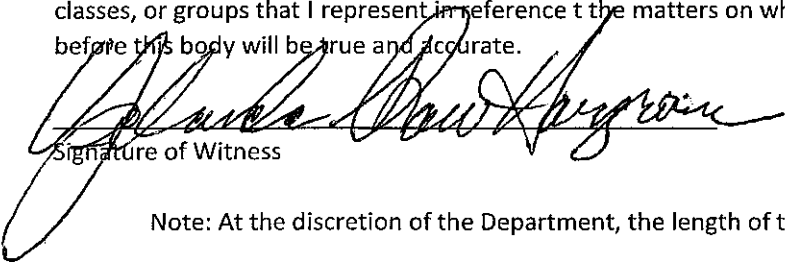
I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 -- Development Name: Verdin Square. Project Application No. 19242 -- Development Name: The Tramonti. Project Application No. 19245 -- Development Name: Huntington Chimney Rock. Project Application No. 19327 -- Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.


Signature of Witness

5-30-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: SAMUEL A. JOSEPH

My mailing address is: 6026 MEADOW Phone: 713-548-5407
MISCOMB DR
TX 77089

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.


Signature of Witness

MAY 30, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Alfred Clavel
My mailing address is: 6910 Thornwood Phone: 281 437-0984
Missouri City TX
77409

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Alfred Clavel
Signature of Witness

5-30-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: EVELYN DAVIS

My mailing address is: 4630 Mc Cullen Rd Phone: 713-294-2948
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Evelyn Davis
Signature of Witness

5/28/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Mary G. Bennett

My mailing address is: 6606 Krause Dr Phone: _____
No. City, Tx 77049

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Mary G. Bennett
Signature of Witness

May 31, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Lydia Thomas

My mailing address is: 15919 Plogens Ln Phone: 281-437-0005
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lydia Thomas
Signature of Witness

5/30/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Wilmojean Ware

My mailing address is: 7106 Thornwild Rd, Phone: _____
Missouri City TX,
77489-2409

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Wilmojean Ware
Signature of ~~Witness~~ Home Owner

Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/3/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORA HOUSE

My mailing address is: 15606 RAYENTAL Phone: 713 240-0077
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deborah House
Signature of Witness

4/3/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06/03/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Lindy Castillo

My mailing address is: 15403 Willmore LN Phone: (582) 851-8450
Missouri City
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

06/03/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-28-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Minnie Chambers

My mailing address is: 16006 Hogan Rock Rd Phone: 281-437-4488
Missouri, City
TEXAS 77089

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Minnie Chambers
Signature of Witness

6-28-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Arce lia Diaz

My mailing address is: 6710 Rockergate Phone: (713) 922-6482
Missouri City Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/4/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Elijah Smith

My mailing address is: P.O. Box 103 Phone: 832 660 7711
Trampson, TX 77421

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-10-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-3-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: RICKY BROWN

My mailing address is: 6819 KRAUSE DR. Phone: 281-835-9117
MISSOURI CITY, TEXAS
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ricky Brown
Signature of Witness

6-3-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JOSE G. CASTANEDA RODRIGUEZ

My mailing address is: 7206 TOWERVIEW LN. Phone: _____
MISSOURI CITY TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

6/3/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Sandra Jones-Camble

My mailing address is: 6631 Castleview Ln Phone: 2814168374
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19109</u> Development Name: <u>Verdin Square</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sandra Jones-Camble
Signature of Witness

6/6/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Vicente Washington

My mailing address is: 6627 East Plover Phone: 832) 922-0398
Missouri City
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Vicente Washington
Signature of Witness

6/6/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LAVONIA KIMANI

My mailing address is: 15915 PRYOR DR Phone: 281-797-4840
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lavonia Kimani
Signature of Witness

6/3/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 02-09-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Cheryl Brothers

My mailing address is: 15911 Pryor Dr Phone: 281-437-7103
Missouri City Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Cheryl Brothers
Signature of Witness

02-09-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-10-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: TOYI BROWERS

My mailing address is: 15911 PRUDY DR Phone: 281-437-7163
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Toyi Browsers
Signature of Witness

6-10-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6.9.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Johnnie Brothers

My mailing address is: 15911 Pryor Dr Phone: 281-682-2755
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Johnnie E. Brothers
Signature of Witness

6/8/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 2.10.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kim Brothers

My mailing address is: 15911 Pryor Dr Phone: 281-437-9143
Missouri City, TX

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kim Brothers
Signature of Witness

2.10.19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/10/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DOONIE BAILEY

My mailing address is: 6639 BOWELL Phone: 281-437-6132
MISSOURI CITY TX 79489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/10/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: YESSSENIA LEMUS

My mailing address is: 7027 TRIGATE DR Phone: 832-331-4165
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: ERNESTO LEMUS

My mailing address is: 7027 TRIGATE DR Phone: 832-677-0652
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/4/19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/11/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Traise Williams

My mailing address is: 6523 West
Bridgeway Dr.
Missouri City, TX 77489 Phone: 281-274-7441

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Traise Williams
Signature of Witness

6/11/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/1/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JESSIE GARDNER

My occupation, profession or business is: RETIRED

My mailing address is: 15406 BLUE RIDGE COURT Phone: 713-515-2072
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Jessie Gardner
Signature of Witness

5/1/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6.10.19 Location of Hearing: _____

My name is: Terrence George

My occupation, profession or business is: _____

My mailing address is: 15759 Briar Gate Ct. Phone: _____
Missouri City Tx
77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to strongly state my opposition to Verdun Square, development 19109 because of the high concentration of minority residents within the boundaries of SN4, low performing and over crowded schools and the stress/overload of City of Houston Emergency Services (fear of increased crime). Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdun Square

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6.10.19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-10-19 Location of Hearing: _____

My name is: Cyrille Michel

My occupation, profession or business is: Electrician

My mailing address is: 15759 Briargate Ct. Phone: (713) 289-9693
Missouri City, Tx. 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to strongly state my opposition to Verdin Square, Development 19109 because of the high concentration of minority residents within the boundaries of SNAH low performing and over crowded schools and the stress/overload of City of Houston Emergency Services (fear of increased crime) Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Cyrille Michel
Signature of Witness

6-11-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in ~~so~~ appearing, I hereby make the following statements:

Date of Statement: 5/10/19 Location of Hearing: _____

My name is: LISA L. MITCHEL

My occupation, profession or business is: AR MANAGER

My mailing address is: 15759 Brangate Ct. Phone: (281) 460-6031
Missouri City, Tx. 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to strongly state my opposition to Verdian Square, Development 19109 because of the high concentration of minority residents within the boundaries of SNAT, low performing and over crowded schools and the stress/overload of City of Houston Emergency Services (fear of increased crime). Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdian Square
Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lisa L. Mitchel
Signature of Witness

5/10/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in ~~so~~ appearing, I hereby make the following statements:

Date of Statement: 06-10-2019 Location of Hearing: _____

My name is: ANN E. GEORGE

My occupation, profession or business is: RETIRED

My mailing address is: 15259 BRIAR GATE CT Phone: 281-437-0304
MISSOURI CITY, TX. 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to strongly state my opposition to Verdian Square, Development 19109 because of the high concentration of minority residents within the boundaries of SNAI, low performing and over crowded schools and the stress/overload of City of Houston Emergency Services (fear of increased crime). Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdian Square

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ann E. George
Signature of Witness

06-10-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/13/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORAH FREEMAN

My mailing address is: 7026 MACZALI DR Phone: 832-483-4862
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19109 Development Name: Verdin Square

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deborah Freeman
Signature of Witness

6/13/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/13/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: KENNETH FREEMAN

My mailing address is: 7026 MACZALI DR. Phone: 832-483-4862
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kenneth Freeman
Signature of Witness

6/13/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-13-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Pamela Sawyer

My mailing address is: 15807 Pryor Dr. Phone: (832) 573-8130
No. City TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19109 Development Name: Verdin Square
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-13-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-10-19 Location of Hearing: _____

My name is: Wendy & Johnny Hurst

My occupation, profession or business is: _____

My mailing address is: 15731 Briargate Ct. Phone: 2818390288
Missouri City TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the Tramonti Development 19242, because of the high concentration of minority residents within the boundaries of SN41; low performing and over crowded schools and stress/overload of City of Houston Emergency Services. Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: THE TRAMONTI

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Wendy & Johnny Hurst
Signature of Witness

6-10-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 10-9-19 Location of Hearing: _____

My name is: Lena Broussard

My occupation, profession or business is: Teacher

My mailing address is: 15738 Briargate Ct Phone: 210-473-3121
Missouri City, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Tramonti Development 19242, because of the high concentration of minority residents within the boundaries of SN4; low performing and over crowded schools and stress/overload of City of Houston Emergency Services. Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lena Broussard
Signature of Witness

10-9-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-11-19 Location of Hearing: _____

My name is: Mario Vesquez

My occupation, profession or business is: House Painter

My mailing address is: 15738 Buington Ct Phone: 832-483-8601

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Tramonti Development 19242, because of the high concentration of minority residents within the boundaries of SN4; low performing and over crowded schools and stress/overload of City of Houston Emergency Services. Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: THE TRAMONTI

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Mario Vesquez
Signature of Witness

6-11-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-9-19 Location of Hearing: _____

My name is: Juan Vasquez

My occupation, profession or business is: Plumber

My mailing address is: 15738 Bnargate Ct Phone: 713-459-3564
Missouri City, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Tramonti Development 19242, because of the high concentration of minority residents within the boundaries of SN4; low performing and over crowded schools and stress/overload of City of Houston Emergency Services. Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: THE TRAMONTI

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-9-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06-19-2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Jerry Evans

My occupation, profession or business is: Pastor

My mailing address is: 6602 Rowell Ct. Phone: 281-438-8782

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is:

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Jerry Evans
Signature of Witness

06-19-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LEONARD HARLES

My occupation, profession or business is: SCHOOL BUS DRIVER

My mailing address is: 7403 BAHIA LN

Phone: 281-438-8198
281-224-9232 (OEK)

MISSOURI CITY
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is:

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Leonard Harles
Signature of Witness

6-19-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORAH HARRIS

My occupation, profession or business is: RETIRED

My mailing address is: 7403 BAHIA LN Phone: 281-438-8198
MISSOURI CITY
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is:

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Janah Turner
Signature of Witness

6-19-19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: July 19, 2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LINDA KEGLER

My occupation, profession or business is: RETIRED

My mailing address is: 15606 APPLE RIDGE DR Phone: 832-672-3109
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or [] the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston [] I support this development [X] I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Linda Kegler
Signature of Witness

6/19/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/19/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: SARAH EVANS

My occupation, profession or business is: _____

My mailing address is: 6602 Rowell Ct Phone: 281-438-8752
Missouri City, Texas 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sarah Evans
Signature of Witness

6/19/2019
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Juan Diego Vazquez

My occupation, profession or business is: Retired

My mailing address is: 6810 Jarwin Ct. Phone: 281-438 1734
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Juan Diego Vazquez
Signature of Witness

6-19-2019
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/19/19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Ana Perez

My occupation, profession or business is: _____

My mailing address is: 7323 Maczali Dr Phone: 832 929 2030
Missouri TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/19/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: **City Hall Annex Chamber, Public Level**
900 Bagby St., Houston, TX 77002

My name is: Josefa Mascarenas

My occupation, profession or business is: _____

My mailing address is: 7322 Maczals Dr Phone: 832-929-2030
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.



Signature of Witness

6/19/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dawwelle Swan

My occupation, profession or business is: Mental Health Worker

My mailing address is: 7434 Tower View Phone: 281 682 6125
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dawwelle Swan
Signature of Witness

6-19-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/14/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: CHERYL BRACKENS

My mailing address is: 6623 Castleview Ln Phone: 832-885-5408
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Cheryl Brackens
Signature of Witness

6/14/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Aaron M. Adams

My mailing address is: 15923 Willbriar Lane Phone: (281) 416-7564
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Aaron M. Adams
Signature of Witness

06/17/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-18-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kimberly Lawrence

My mailing address is: 15830 Ridgerock Rd Phone: 713-269-877
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-18-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/18/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Johanna Price

My mailing address is: 6631 Laughlin Dr. Phone: 281-437-7871
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Johanna M Price
Signature of Witness

6/18/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-17-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: ELLIS H Henderson
My mailing address is: 7015 MacZali Phone: _____
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ellis H. Henderson
Signature of Witness

6-17-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/17/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kimberly Webb

My mailing address is: 7043 Rockergate Phone: 832-574-6913
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kimberly Webb
Signature of Witness

6/17/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-12-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Alina Venegas

My mailing address is: 7307 Castleview Ln Phone: 832-643-0751
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

X I REPRESENT MYSELF

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-12-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-12-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: maria Vinograd

My mailing address is: 7307 Castleview Ln Phone: 832-231-4293
Missouri City, TX

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:
X I represent myself

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-12-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-18-2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Darrell White

My occupation, profession or business is: Truck Driver

My mailing address is: 6715 Briargate Dr. Phone: 832-899-9556
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, asses, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
signature of Witness

5/18/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/23/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Drew Campbell

My mailing address is: 15838 Alger Dr Phone: 832-671-9373
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/23/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: _____

My mailing address is: _____ Phone: _____

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Emma Barrett
Signature of Witness

May 23, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Colynus Coleman

My mailing address is: 6906 INDIAN LAKE Phone: 281-989-2059
MISSOURI CITY 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

5/30/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Shenni Clausell

My mailing address is: 6910 Thornwell Phone: 281 437-0984
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Shenni Clausell
Signature of Witness

5/30/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DARRYL CHURCHWELL

My mailing address is: 15807 WILBRIAR LANE Phone: 281 935 2776
MISSOURI CITY, TEXAS
77459

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

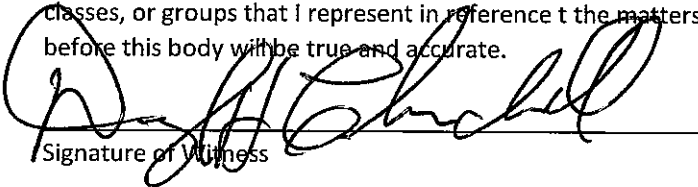
Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.


Signature of Witness

5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Nails James K
My mailing address is: 6707 Maczavin Phone: 281-438-5370
Missouri City Tex 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19242</u> Development Name: <u>The Tramonti</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Leatha Spencer

My mailing address is: 6822 Krause Dr Phone: 281-437-8452
Missouri City TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Leatha Spencer
Signature of Witness

05-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Richard Henderson

My mailing address is: 7030 Castlevue Phone: 346-229-5812

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Richard Henderson
Signature of Witness

5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DOROTHY KING - HANCOCK

My mailing address is: 7030 Castview Ln, Missouri City, TX 77489 Phone: 832-368-6127

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dorothy King-Hancock
Signature of Witness

5/28/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Colvin L. Stewart

My occupation, profession or business is: Security Services / Self-Employed

My mailing address is: 6803 TRIGATE DR. Phone: 832-642-1965
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is:

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti and the Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Colvin L. Stewart
Signature of Witness

5/28/19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: TERRENCE E. DAVIS

My mailing address is: 6630 Mc Cullum Rd. Phone: 281-437-2141
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Terrence E. Davis
Signature of Witness

5/28/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-29-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JAMES HEISKELL

My mailing address is: 15927 RUPPSTOCK Phone: 713-304-6301
MISSOURI CITY, TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

James Heiskell
Signature of Witness

5-29-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/29/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Hyacinth Pickersgill

My mailing address is: 7111 Thornwild Rd Phone: 832-661-0336
Missouri City
TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

H. E. Pickersgill
Signature of Witness

5/29/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Ella Jenkins

My mailing address is: 15302 O'hara Dr, Phone: 281-835-0526
Missouri City, Tx.
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ella Jenkins
Signature of Witness

May 30, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Yolanda Shaw Hargrove

My mailing address is: 6619 Castleview Ln. MO. city, Tx. 77489 Phone: 713-294-3607

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

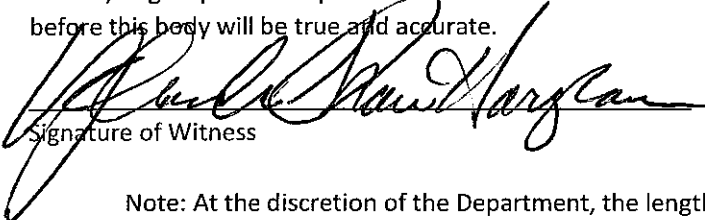
Community Opposition for: Project Application No. 19109 -- Development Name: Verdin Square. Project Application No. 19242 -- Development Name: The Tramonti. Project Application No. 19245 -- Development Name: Huntington Chimney Rock. Project Application No. 19327 -- Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.


Signature of Witness

5-30-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/2/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Korri Moore

My occupation, profession or business is: Teacher

My mailing address is: 16130 Quail Park Phone: _____
Missouri City Tex
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

1 hr / 2 cr
Signature of Witness

5/2/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4-9-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Richard E. Moore

My occupation, profession or business is: Engineer

My mailing address is: 16430 Owaif Park Phone: 281-437-5823
Missouri City Tex
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Richard E. Moore
Signature of Witness

4/9/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/10/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Gwendalyn Moore

My occupation, profession or business is: Retired

My mailing address is: 16430 Quail Park Phone: _____
Missouri City Tex
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Gwendalyn Moore
Signature of Witness

4/10/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05.29.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Lester Spriggs

My mailing address is: 6907 Thornwild Rd Phone: _____
Missouri City, Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

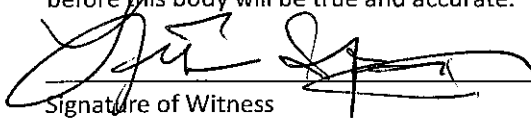
I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 -- Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.



Signature of Witness

05.29.19

Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: GLENN HAWKINS

My mailing address is: 6619 LAUGHLIN DR. Phone: 281-437-7121

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

X Glenn Hawkins
Signature of Witness

5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/12/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Tracee Cooper

My mailing address is: 67107 Rockergate Dr. Phone: 832-293-9295
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Tracee Cooper
Signature of Witness

6/12/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05-23-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Melchor Hernandez

My mailing address is: 15906 Piggons Ln Phone: 832-875-5308
Missouri City, Tx
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19242</u> Development Name: <u>The Tramonti</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Melchor Hernandez
Signature of Witness

05-23-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: GEORGE LOGAN

My mailing address is: 7019 LAUGHLIN Phone: 281-437-8338
MISSOURI CITY, TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

George Logan
Signature of Witness

5-30-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dolores W Black

My mailing address is: 6606 McCullum Rd Phone: 281-438-6137
Missouri City TEXAS
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dolores W Black
Signature of Witness

5-30-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Felicia Landa

My mailing address is: 6614 Laughlin Dr Phone: 713-419-4475
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/30/2019
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05.25.2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DELROY MANASSARAN

My mailing address is: 6807 ROCKERGATE Phone: 281 460 5710
MISSOURI CITY, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

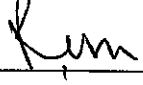
Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.


Signature of Witness

05/25/2019
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: ONDRA HARDMAN

My mailing address is: 6646 LAUGHLIN Phone: 713969 8235
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 -- Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ondra Hardman
Signature of Witness

5-30-2019
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-14 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JAMES A. SOSEAN

My mailing address is: 626 MILLMAN Phone: 713-598-8407
WILSON CITY
TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

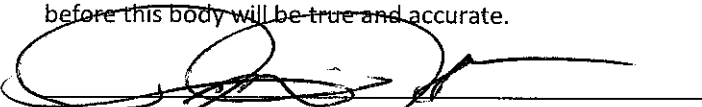
Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.



Signature of Witness

MAY 30 2015
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Alfred Cline

My mailing address is: 6910 Thornwild Phone: 281 437-0984
MISSOURI CITY TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Alfred Cline
Signature of Witness

5-30-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: EVELYN DAVIS

My mailing address is: 4630 McCullum Rd Phone: 713-294-2948
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Evelyn Davis
Signature of Witness

5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: MARG A BENNETT

My mailing address is: 6606 KEAUSE DR Phone: 281-416-7461
No. City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Marg A Bennett
Signature of Witness

May 31, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: MAC ARTHUR DALLEY

My mailing address is: 15811 CARBOND Phone: 713-7050157
MO CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Benjamin Dalley
Signature of Witness

5-31-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LYDIA THOMAS

My mailing address is: 15919 PLAGENS LN Phone: 281-437-0005
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lydia Thomas
Signature of Witness

5/30/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: _____

My mailing address is: 7106 Thorn Wild Rd, Phone: 281-437-6249
Missouri City TX.
77489-2409

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

William Ware
Signature of Witness Home owner

5.30.2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORA HOUSE

My mailing address is: 15606 RAVEN TRL Phone: 713 240-0077
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: N/A

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Richard A. [Signature]
Signature of Witness

6/3/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06/05/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Cindy Castillo

My mailing address is: 15403 Willmore Ln Phone: 832-851-8450
Missouvicity TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

06/05/19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-28-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Minnie Chambers

My mailing address is: 16006 Logan Rock Rd Phone: 281-437-4686
Missouri City
Texas 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Minnie Chambers
Signature of Witness

6-28-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Arcelia Diaz

My mailing address is: 6710 Rockergate Phone: (713) 922-6482
Missouri City Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/4/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-3-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: RICKY BROWN

My mailing address is: 6819 KRAUSE DR. Phone: 281-830-9117
MISSOURI CITY, TEXAS
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ricky Brown
Signature of Witness

6-3-2019
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Elijah Smitz

My mailing address is: P.O. Box 103 Phone: 832 660 7711
Thompsons, TX 77421

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-10-13
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JOSE G. CASTAÑEDA RODRIGUEZ

My mailing address is: 7206 TOWERVIEW LN. Phone: (713) 391-7199
MISSOURI CITY TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdín Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdín Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/3/19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Sandra Jones-Camble

My mailing address is: 6631 Castleview Ln Phone: 2814168374
Missouri City, Tx. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sandra JonesCambler
Signature of Witness

6/6/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Vicente Washington

My mailing address is: 6627 Castle View Phone: 832.22.0390
Missouri City 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Vicente Washington
Signature of Witness

6/6/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LAVONIA KIMANI

My mailing address is: 15915 PRYOR DR. Phone: 281-797-4840
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 -- Development Name: Verdin Square. Project Application No. 19242 -- Development Name: The Tramonti. Project Application No. 19245 -- Development Name: Huntington Chimney Rock. Project Application No. 19327 -- Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lavonia Kimani
Signature of Witness

6/3/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DARBY Crawford

My mailing address is: 6631 Howell Ct Phone: 713-302-4019
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Darby Crawford
Signature of Witness

6/6/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06.09.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dailyn Brothers

My mailing address is: 15911 Pryor Dr Phone: 281-437-7103
Missouri City Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dailyn Brothers
Signature of Witness

06.09.19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-10-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Tori Bowers

My mailing address is: 15911 Pryor Dr Phone: 281-487-7163
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Tori Bowers
Signature of Witness

6-10-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 8.9.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002
My name is: Johnnie Brothers
My mailing address is: 15911 Poyor Dr Phone: 281-682-2755
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Johnnie E. Brothers
Signature of Witness

8/9/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 8.10.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kim Brothers

My mailing address is: 15911 Pryor Dr. Phone: 281-437-7163
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kim Brothers
Signature of Witness

8.10.19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/10/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: SONNIE BAILEY

My mailing address is: 6439 ROWELL CT Phone: 281-437-6132
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sonnie Bailey
Signature of Witness

6/10/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: YESSSENIA LEMUS

My mailing address is: 7027 TRIGATE DR Phone: 832-331-4165
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/4/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: ERNESTO LEMUS

My mailing address is: 7027 TRICATEDR Phone: 832-677-0652
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/4/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/11/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Trace Williams

My mailing address is: 6523 West Rudace Park Dr. Missouri City, TX 77489 Phone: 832 274-7441

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19242</u> Development Name: <u>The Tramonti</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Trace Williams
Signature of Witness

6-11-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/01/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JESSIE GARDNER

My occupation, profession or business is: RETIRED

My mailing address is: 15406 BLUERIDGE COURT Phone: 713-515-2072
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Jessie Gardner
Signature of Witness

5/1/2019
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to ~~appear and offer testimony, in so appearing,~~ I hereby make the following statements:

Date of Statement: 6.10.19 Location of Hearing: _____

My name is: Terrence George

My occupation, profession or business is: LEADER

My mailing address is: 15759 Briargate Ct Phone: _____
Missouri City TX
77429

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the Tramonti, Development
19242, because of the high concentration of minority residents
within the boundaries of SN4; low performing and over crowded
schools and stress/overload of City of Houston Emergency
Services. Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: THE TRAMONTI

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6.10.19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-10-19 Location of Hearing: _____

My name is: Cyrille Mitchell

My occupation, profession or business is: Electrician

My mailing address is: 15759 Briargate Cr. Phone: (713) 289-9693
Missouri City, Tx. 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the Tramonti, Development 19242, because of the high concentration of minority residents within the boundaries of SN4; low performing and over crowded schools and stress/overload of City of Houston Emergency Services. Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: THE TRAMONTI

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Cyrille Mitchell
Signature of Witness

6-11-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to ~~appear and~~ offer testimony, in ~~so~~ appearing, I hereby make the following statements:

Date of Statement: 5/10/19 Location of Hearing: _____

My name is: Lisa L. Mitchell

My occupation, profession or business is: PR Manager

My mailing address is: 15759 Briargate Ct. Phone: (281) 460-6031
Missouri City, Tx 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Tramonti Development 19242, because of the high concentration of minority residents within the boundaries of SN4; low performing and over crowded schools and stress/overload of City of Houston Emergency Services. Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lisa L. Mitchell
Signature of Witness

5/10/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06-10-2019 Location of Hearing: _____

My name is: ANN E. GEORGE

My occupation, profession or business is: RETIRED

My mailing address is: 15759 BRIARGATE CT. Phone: 281-437-0304
MISSOURI CITY, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the Tramonti Development 19242, because of the high concentration of minority residents within the boundaries of SN4; low performing and over crowded schools and stress/overload of City of Houston Emergency Services. Property value is also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: THE TRAMONTI

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ann E. George
Signature of Witness

06-10-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/13/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORAH FREEMAN

My mailing address is: 7026 MACZALI DR Phone: 832-493-4862
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deborah Freeman
Signature of Witness

6/13/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/13/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: KENNETH FREEMAN

My mailing address is: 7020 MARZALI DR Phone: 832-483-4862
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19242 Development Name: The Tramonti

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kenneth Freeman
Signature of Witness

6/13/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-13-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Pamela Sawyer

My mailing address is: 15807 Puyor Dr. Phone: 832.573.8730
Mo. City TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-13-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: CLIFORTINE PAGE

My mailing address is: 6807 LAUGHLIN DR. Phone: 281 416 9952
MISSOURI CITY
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Clifortine Page
Signature of Witness

6-14-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Marie Southern

My mailing address is: 6807 Laughlin Dr. Phone: 281 416 9952
Missouri City
Texas 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Marie South P.O.A.
Signature of Witness

6-14-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: PATSY SOUTHERN

My mailing address is: 6610 LAUGHLIN DR Phone: 281 4670212
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19242 Development Name: The Tramonti
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Patsy Southern
Signature of Witness

6-14-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-13-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: NATHANIEL J. SOUTHERN

My mailing address is: 6610 Laughlin Dr. Phone: 2814372651
Missouri City
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19242</u> Development Name: <u>The Tramonti</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Nathaniel J. Southern
Signature of Witness

6-13-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 10-9-19 Location of Hearing: _____

My name is: Lena Broussard

My occupation, profession or business is: Teacher

My mailing address is: 15738 Briargate Ct Phone: 210-473-3121
Missouri City, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Huntington,
Development # 19245, because of the high concentration of
minority residents within the boundaries of SNH; low performing and
over crowded schools and stress/overload of City of Houston
Emergency Services (fear of increased crime). Property value also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lena Broussard
Signature of Witness

10-9-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-11-19 Location of Hearing: _____

My name is: Mario Vasquez

My occupation, profession or business is: House Painter

My mailing address is: 15738 Bainsgate CT Phone: 832-443-8601

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Huntington, Development # 19245, because of the high concentration of minority residents within the boundaries of SNH; low performing and over crowded schools and stress/overload of city of Houston Emergency Services (fear of increased crime). Property value also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Mario Vasquez
Signature of Witness

6-11-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



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Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-9-19 Location of Hearing: _____

My name is: Juan Vasquez

My occupation, profession or business is: Plumber

My mailing address is: 15738 Briargate Ct Phone: 713-459-3564
Missouri City, Tx 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Huntington, Development # 19245, because of the high concentration of minority residents within the boundaries of SNH; low performing and over crowded schools and stress/overload of City of Houston Emergency Services (fear of increased crime). Property value also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-9-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-10-19 Location of Hearing: _____

My name is: Wendy & Johnny Hurt

My occupation, profession or business is: _____

My mailing address is: 15731 Briar Gate Ct Phone: 281 839 0288
Missouri city TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Huntington, Development # 19245, because of the high concentration of minority residents within the boundaries of SNH; low performing and over crowded schools and stress/overload of city of Houston Emergency Services (fear of increased crime). Property value also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Wendy & Johnny Hurt
Signature of Witness

6-10-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/19/19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Josua Mascarenas

My occupation, profession or business is: _____

My mailing address is: 7322 Maczali Dr Phone: 832-929-2030
Missouri TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/19/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-18-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kimberly Lawrence

My mailing address is: 15830 Ridgemoor Rd Phone: 713-999-877
Missouri City, TX 77419

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: **19245** Development Name: **The Huntington**

Development City: **Fort Bend Houston** I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-18-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/18/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Johanna M Price

My mailing address is: 6631 Laughlin Dr Phone: 281-437-7871
Missouri City TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Johanna M Price
Signature of Witness

6/18/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-17-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Ellis H Henderson
My mailing address is: 7015 MacZali Phone: _____
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ellis H. Henderson
Signature of Witness

6-17-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/17/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: KIMBERLY WEBB

My mailing address is: 7043 ROCKERGATE Phone: 832-574-6913
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kimberly Webb
Signature of Witness

6/17/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Chloé Page

My mailing address is: 6807 Laughlin Dr Phone: 281-416-9952
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness: *Chloé Page*

Date: 6-14-19

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: MARIE Southen

My mailing address is: 6807 LAUGHLIN DR. Phone: 281 416 9952
Missouri City
TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Marie Southen P.O.A.
Signature of Witness

6-14-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: PATSY SOUTHERN

My mailing address is: 6610 LAUGHLIN, DR Phone: 281 467-0212
MISSOURI CITY, TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Patsy Southern
Signature of Witness

6-14-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-13-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: NATHANIEL J. SOUTHERN

My mailing address is: 6610 Laughlin Phone: 2814372451
Missouri City
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Nathaniel J. Southern
Signature of Witness

6-13-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-12-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Maria Velazquez

My mailing address is: 2307 CATTLE VIEW LN Phone: 832-231-4293
MISSOURI CITY TX 77459

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

X I represent myself

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Maria Velazquez
Signature of Witness

6-12-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-12-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Alina Venegas

My mailing address is: 7307 Castleview Ln Phone: 832-643-0151
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

X I represent myself

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

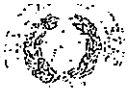
I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

Date

6-12-19

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

*UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.*

want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/18/19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Jamie Travis

My occupation, profession or business is: Student

My mailing address is: 6715 Briargate Dr. Phone: 281-662-8461
Missouri City, TX, 77489

When appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects
because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools;
environmental issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased
crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 -
Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development
City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations,
businesses, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give
before this body will be true and accurate.

Darrell White
Signature of Witness

5-18-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/23/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Drew Campbell

My mailing address is: 15808 Alger Dr. Phone: 832-671-9373
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/23/19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: _____

My mailing address is: _____ Phone: _____

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: **19245** Development Name: **The Huntington**

Development City: **Fort Bend Houston** I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Emma Barrett
Signature of Witness

May 23, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Glynis Coleman

My mailing address is: 6700 INDIAN LAKE Phone: 281-989-2059
MISSOURI, City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness: [Handwritten Signature]

Date: 5/30/19

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Sherri Clausell

My mailing address is: 6910 Thornwild Phone: 281 437-0984
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sherri Clausell
Signature of Witness

5/30/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DARRYL CHURCHWELL

My mailing address is: 15807 WILBOR LANE Phone: 281 935 2776
MISSOURI CITY, TEXAS 77459

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Darryl Churchwell
Signature of Witness

5-28-19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Nauls James

My mailing address is: 6707 MAZDA Phone: 281-438-5370
MISSOURI CITY TEX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Leatha Spencer

My mailing address is: 6822 Krause Dr Phone: 281-437-8452
Missouri City
TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Leatha Spencer
Signature of Witness

05-28-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Barlan Hankerson

My mailing address is: 7030 Eastview Phone: 346-229-9812

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Barlan Hankerson
Signature of Witness

5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dorothy King-Hankerson

My mailing address is: 9030 Castleview Ln Phone: 832-368-6277
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dorothy King-Hankerson
Signature of Witness

5/28/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing; I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Calvin L Stewart

My occupation, profession or business is: SECURITY SERVICES / SELF-EMPLOYED

My mailing address is: 6803 TRIGATE DR Phone: 832-642-1965
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti and the Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; environmental issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: TERRENCE E. DAVIS

My mailing address is: 6630 McCullum Rd. Phone: 281-437-2141
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Terrence E. Davis
Signature of Witness

5/28/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-29-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JAMES HEISKELL

My mailing address is: 15927 Ruppstock Phone: 713-304-6301
MISSOURI CTY. TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will,be true and accurate.

James Haskell
Signature of Witness

5-29-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/29/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Hyacinth Pickersgill

My mailing address is: 7111 Thornwild Road Phone: 832-661-0336
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

H. E. Pickersgill
Signature of Witness

5/29/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Ella Jenkins

My mailing address is: 15302 O'hara Phone: 281-835-0526
Missouri City, Tx.
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ella Jenkins
Signature of Witness

May 30, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Yolanda Shaw Hargrove

My mailing address is: 6619 Cast View Ln. Phone: 713-294-3607
Mo. City, Tx. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Yolanda Shaw Hargrove
Signature of Witness

5-30-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/2/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Korri Moore

My occupation, profession or business is: Teacher

My mailing address is: 16130 Quail Park Dr. Phone: 713 540 8249
Missouri City, Tx. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/2/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4-9-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: RICHARD E MOORE

My occupation, profession or business is: ENGINEER

My mailing address is: 10430 QUAIL PARK DR Phone: 281-437-5823
MISSOURI CITY
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Richard E Moore
Signature of Witness

4-9-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4/10/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Gwendolyn Moore

My occupation, profession or business is: Retired

My mailing address is: 16430 Quail Park Dr Phone: 281-437-5823
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti and the Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Gwendolyn Moore
Signature of Witness

4/10/2019
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05.29.2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LESTER SPRIGGS

My mailing address is: 6907 Thornwild Rd Phone: _____
Missouri City, TX 77484

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

05.29.19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs

P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.

PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: GLEN W HAWKINS

My mailing address is: 6619 LAUGHLIN DR. Phone: 281-437-7121

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Glen Hawkins
Signature of Witness

5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/12/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Tracy Cooper

My mailing address is: 6107 Rockergate Dr. Missouri City TX 77489 Phone: 832-293-9295

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/12/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05-24-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Melchor Hernandez

My mailing address is: 15906 Plagens Ln Phone: 832-875-5308
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Melchor Hernandez
Signature of Witness

05-24-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: GEORGE LOGAN

My mailing address is: 7019 LAUGHLIN Phone: 281-437-8338
MISSOURI CITY, TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

George Logan
Signature of Witness

5-30-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dolores W. Black

My mailing address is: 6606 McCullum Rd Phone: 281-438-6137
Missouri City TEXAS
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dolores W. Black
Signature of Witness

5-30-2019
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Felicia Lawal

My mailing address is: 6614 Laughlin Dr Phone: 713.419.4475
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/30/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05-25-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: ROSA MANASSARAW

My mailing address is: 6807 ROCKERGATE Phone: 713 377 6519
MISSOURI CITY TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

05/25/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: ONDRA HARDMAN

My mailing address is: 6646 LAUGALIN Phone: 713 969 8235
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ondra Hardman
Signature of Witness

5-30-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-15 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JAMES A. JOSEPH

My mailing address is: 6626 McVicker Phone: 713-598-8407
MISSOURI CITY
TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

MAY 30 2015
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Alfred Clause II

My mailing address is: 6910 Thorndike Phone: 281 437-0984
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Alfred Clause II
Signature of Witness

5-30-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: EVELYN DAVIS

My mailing address is: 4430 McCullum Rd Phone: 713-294-2948
Missouri City Tx. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston [] I support this development [X] I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Evelyn Davis
Signature of Witness

5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Mary G. Bennett

My mailing address is: 6606 TRAUSE DR Phone: 281-416-7461
Mem. City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Mary G. Bennett
Signature of Witness

May 31, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Mac Arthur Galley

My mailing address is: 15811 CARWOOD Phone: 713-725-0157
MO CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston [] I support this development [X] I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5-31-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Lydia Thomas

My mailing address is: 15919 PLAGENS LN Phone: 281-437-0005
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19245</u> Development Name: <u>The Huntington</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lydia Thomas
Signature of Witness

5/30/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Wilma Jean Ware

My mailing address is: 1106 Thornwild Rd Phone: _____
Missouri City TX.
77489-2409

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Wilma Jean Ware
Signature of Witness ~~Home address~~

5-30-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORAH HOUSE

My mailing address is: 15606 RAUENTRL Phone: 713 240-0077
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deborah House
Signature of Witness

6/3/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06/03/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Candy Castillo

My mailing address is: 15403 Willmore Ln Phone: 832 8518450
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Candy Castillo
Signature of Witness

06/03/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-28-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Minnie Chambers

My mailing address is: 16006 Logan Rock Rd Phone: 281-437-4686
Missouri City
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Minnie Chambers
Signature of Witness

6-28-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Arceilia Diaz

My mailing address is: 10710 Rockergate Phone: 713) 922-6482
Missouri City Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness [Handwritten Signature]

Date 6/4/19

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-3-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: RICKY BROWN

My mailing address is: 6819 KRAUSE DR. Phone: 282-835-9117
MISSOURI CITY TEXAS
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ricky Brown
Signature of Witness

6-3-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Elizah Smith

My mailing address is: P.O. Box 603 Phone: 832 660 771
Thompson, R 77421

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-10-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JOSE G. CASTANEDA RODRIGUEZ

My mailing address is: 7206 TOWERVIEW LN. Phone: 713) 391-7199
MISSOURI CITY TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/3/19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Sandra Jones Camble

My mailing address is: 6631 Cast Meadow Ln Phone: 281 416 8374
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sandra Jones Camble
Signature of Witness

6/6/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Vicente Washington

My mailing address is: 4627 Castleview Ln Phone: 832-922-0390
Missouri City
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Vicente Washington
Signature of Witness

6/6/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LAVONIA KIMANI

My mailing address is: 15915 PRYOR DR Phone: 281-797-4840
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lavonia Kimani
Signature of Witness

6/3/2019
Date

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DARBY CRAWFORD

My mailing address is: 6631 Rowell ct Phone: 713 302-4019
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Darby Crawford
Signature of Witness

6/6/2019
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06-09-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dailey Brothers

My mailing address is: 18911 Payne Dr Phone: 281-437-7103
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dailey Brothers
Signature of Witness

06-09-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 10-10-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Toni Browders

My mailing address is: 15911 Pryor Dr Phone: 281-437-7163
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Toni Browders
Signature of Witness

10-10-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6.9.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002
My name is: Johnnie Brothers
My mailing address is: 15911 Pryor Dr Phone: 281-282-2755
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Johnnie E. Brothers
Signature of Witness

6/9/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6.10.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002
My name is: Kim Brothers
My mailing address is: 15911 Pryor Dr Phone: 281-437-7163
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kim Brothers
Signature of Witness

6.10.19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/10/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: BONNIE BAILEY

My mailing address is: 6639 Rowden Ct Phone: 281-437-6132
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Bonnie Bailey
Signature of Witness

6/10/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 9/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: YESSSENIA LEMUS

My mailing address is: 7027 TRIGATE DR Phone: 832-331-4165
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

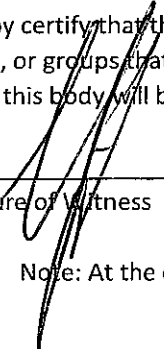
I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.



Signature of Witness

9/4/19

Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: ERNESTO LEMUS

My mailing address is: 7027 TRIGATE DR Phone: 832-677-0652
MISSOURI CITY 77489 TX

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/4/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



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Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-11-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Tracie Williams

My mailing address is: 623 West
Ridgetop Dr.
Missouri City, TX 77489 Phone: 2832-274-7441

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Tracie Williams
Signature of Witness

6-11-19
Date

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UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/01/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JESSIE GARDNER

My occupation, profession or business is: RETIRED

My mailing address is: 15406 BLUE RIDGE COURT Phone: 713-515-2072
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti and the Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Jessie Gardner
Signature of Witness

5/1/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6.10.19 Location of Hearing: _____

My name is: Terrence George

My occupation, profession or business is: Linde

My mailing address is: 15759 Briargate Ct Phone: _____
Missouri City TX
77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Huntington,
Development # 19245, because of the high concentration of
minority residents within the boundaries of SNH; low performing and
over crowded schools and stress/overload of City of Houston
Emergency Services (fear of increased crime). Property value also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6.10.19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-10-19 Location of Hearing: _____

My name is: Cyrille Mitche

My occupation, profession or business is: Electrician

My mailing address is: 16789 Briargate Ct. Phone: (713) 299-9693
Missouri City, Tx. 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Huntington, Development #19245, because of the high concentration of minority residents within the boundaries of SN4; low performing and over crowded schools and stress/overload of City of Houston Emergency Services (fear of increased crime). Property value also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Cyrille Mitchel
Signature of Witness

6-11-19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/10/19 Location of Hearing: _____

My name is: Lisha L. Mitchell

My occupation, profession or business is: AR MANAGER

My mailing address is: 15759 Briargate Ct Phone: (281) 460-6031
Missouri City, Tx. 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Huntington, Development # 19245, because of the high concentration of minority residents within the boundaries of SNH; low performing and over crowded schools and stress/overload of City of Houston Emergency Services (fear of increased crime). Property value also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lisha L. Mitchell
Signature of Witness

5/10/19
Date

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/13/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORAH FREEMAN

My mailing address is: 7026 MACZALI DR Phone: 832-483-4862
MISSOURI CITY, TX 77459

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deborah Freeman
Signature of Witness

6/13/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/13/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: KENNETH FREEMAN

My mailing address is: 7026 MACZALI DR Phone: 832-483-4862
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kenneth Freeman
Signature of Witness

6/13/19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-13-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Pamela Sawyer

My mailing address is: 15807 Pryor Dr. Phone: 832.513.8730
MO. City Tx. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-13-19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06-10-2019 Location of Hearing: _____

My name is: ANN E. GEORGE

My occupation, profession or business is: RETIRED

My mailing address is: 15759 BRIARGATE CT Phone: 281-437-0304
MISSOURI CITY, TX, 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to The Huntington, Development # 19245, because of the high concentration of minority residents within the boundaries of SN4; low performing and over crowded schools and stress/overload of City of Houston Emergency Services (fear of increased crime). Property value also a concern.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: THE HUNTINGTON

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ann E. George
Signature of Witness

06-10-2019
Date

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEONARD HARRIS

My occupation, profession or business is: SCHOOL BUS DRIVER

My mailing address is: 7423 BAHIA LN Phone: 281-438-8198
MISSOURI CITY 281-224-9232 (CEI)
TEXAS

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

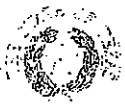
Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deonard Harris
Signature of Witness

6-19-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORAH HARRIS

My occupation, profession or business is: RETIRED

My mailing address is: 7403 BATH LN Phone: 881-438-8198
MISSOURI CITY
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square**, **Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deborah Harris
Signature of Witness

6-19-19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: June 19, 2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LINDA HEGLER

My occupation, profession or business is: RETIRED

My mailing address is: 15606 APPLE RIDGE DR Phone: 832-672-3109
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

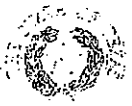
Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Linda Hegler
Signature of Witness

6/19/19
Date

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing; I hereby make the following statements:

Date of Statement: 6/19/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: SARAH EVANS

My occupation, profession or business is: _____

My mailing address is: 6602 Rowell Ct Phone: 281-438-8702
Missouri City, Texas 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sarah Evans
Signature of Witness

6/19/2019
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing; I hereby make the following statements:

Date of Statement: 06-19-2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Jerry Evans

My occupation, profession or business is: Pastor

My mailing address is: 6602 Rowell CT Phone: 281-438-8782

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No. 19109 - Development Name: Verdin Square. Project Application No. 19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

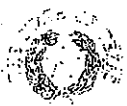
Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Jerry Evans
Signature of Witness

06-19-2019
Date

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: **City Hall Annex Chamber, Public Level**
900 Bagby St., Houston, TX 77002

My name is: Dawnelle Swan

My occupation, profession or business is: _____

My mailing address is: 7434 Towerview LN Phone: 281 682 6125
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project application No.19109 - Development Name: Verdin Square. Project Application No.19242 - Development Name: The Tramonti. Project Application No. 19245 - Development Name: Huntington Chimney Rock. Development City: Fort Bend Houston.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dawnelle Swan
Signature of Witness

6-19-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/14/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Cheryl L Brackens

My mailing address is: 4623 CastView Phone: 832-885 5408
Missouri City, TX 77481

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19245 Development Name: The Huntington
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Cheryl Brackens
Signature of Witness

6/14/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Aaron Adams

My mailing address is: 15923 Willbros Lane Phone: (281) 416-7564

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

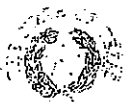
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Aaron M. Adams
Signature of Witness

06/17/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: **City Hall Annex Chamber, Public Level**
900 Bagby St., Houston, TX 77002

My name is: Juan Diego Vazquez

My occupation, profession or business is: _____

My mailing address is: 6810 Jadwin Ct. Phone: 281 438 1734
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to the **Verdin Square, Tramonti** and the **Huntington Chimney Rock** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues and the City of Houston stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

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If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19245 Development Name: The Huntington

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Juan Diego Vazquez
Signature of Witness

6-19-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



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I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/19/19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Ara Peser

My occupation, profession or business is: _____

My mailing address is: 7322 Maczali Dr Phone: 832 929-2030
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

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[Signature]
Signature of Witness

6/19/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

TDHCA
Multifamily Finance Division
ATTN: Sharon Gamble, Competitive
Housing Tax Credit Administrator
P.O. Box 13941
Austin, TX 78711-3941

Ms. Gamble,

Since learning of the new apartment complex known as Development #19307 - Briarwest Apartments, (partial affordable housing/predominantly low-income housing) that is planned to be built at 12976 Westheimer Rd. 77077 (the northwest corner of Westheimer and Briarwest Boulevard), I want to provide my objection to this plan.

I am a homeowner in the Reflections neighborhood which is directly adjacent to this proposed project.

First, my neighborhood never received any information of this project until after the public input deadline had passed. We were all completely oblivious to the plan until learning the comment period had passed and our local officials had already approved of it. Had we known I have no doubt we would have mounted a protest through our Super Neighborhood 17 and City Council. I have been told that Representative Jim Murphy approved it after some members of the Super Neighborhood 17 Executive Committee decided to back to project without bringing it to a vote before SN17 delegates.

As it stands, the area is overdeveloped for parking. On Briarwest Boulevard, just 200 feet from the eastern boundary of the proposed development, it is common to see dozens of cars parked on the street because the 2400 Briarwest Apartment Complex has insufficient parking (937 spaces for 671 units). The additional development will decrease infiltration and may exacerbate flooding, as with numerous flooded/stranded vehicles in both the April 2016 Tax Day flood and Hurricane Harvey 2017.

Our district has seen a striking increase in crime over the past 10 years. Many of us have been burglarized and ransacking of cars is a nightly occurrence. We already have an abundance of Section 8 housing, (affordable housing) to our north, east, and south and while I recognize that many good, hard-working individuals reside throughout our district in these complexes, I am confident HPD crime analysis would show a small percentage of the residents are responsible for a large percentage of crime in the area. I am confident that this project will adversely impact crime in our district even if the percentage may be small.

The rents of the non-subsidized apartments in our area are low, and they are obviously over capacity with numerous roommates per unit as the overflow parking onto the streets demonstrates. It is hard to see a true need for additional subsidy when they are low cost to begin with. It could be argued this would be more to the benefit of the developer receiving the tax credit incentive to build rather than to any potential resident or to the overall community.

Your traffic impact analysis is likely based on outdated data and fails to consider cumulative impacts of new single family and high density residential developments. The

120-unit project will have an egress onto Westheimer and will add to traffic congestion, (foot and vehicular). We already have a long-standing issue of drag-racing from Dairy Ashford to Eldridge on Westheimer and evening traffic westbound is always at a standstill. Reflections has long been used as a cut-through neighborhood to Westheimer causing significant evening traffic buildup on Gentryside at Westheimer and morning and afternoon back up to our north exit from the Village School drop off and pick up. Residents struggle to even get out of their driveways. This project will exacerbate the issues.

The only way I could support this project is if it was guaranteed to permanently house only senior citizens living on Social Security. The request seems minor given the existing number of apartment complexes in our district that already are designed to help the underserved, yet I cannot think of one that is designed solely to help our seniors.

I sincerely hope you will consider the opinions of the surrounding residents who will be most impacted by your decision to grant tax credits paving the way for this project to move forward. We have long histories in the community - many since its inception in the early 1980's, understand its dynamics and have watched the changes as exiting complexes around us were transformed to Section 8 over the years. At that time the huge influx of students into the local school district caused us to be rezoned out of the existing schools and our children bused across town rather than to be able to attend the very nearby schools with better quality of education and as a result we became almost devoid of families with children impacting the make-up of our neighborhood. We lost our vibrancy and many of these children who were impacted suffered consequences in their lives due to the change in their environment. We are extremely apprehensive about the impact of another project so close to our homes. We have the most to lose in terms of our investments in our property and quality of life with the addition of another property in our immediate vicinity and request that you consider our opinions and situation in this decision.

Respectfully,

Lynne A. Poordace
13015 Wickersham
Houston 77077

(713) 817-1474

This is a petition to prevent a new low-income apartment complex from being built at 12976 Westheimer.

Adding another low-income housing project to this area will increase flooding issues already problematic on Briarwest Blvd, create more traffic congestion while our neighborhood is already impacted by evening backup on Westheimer and school drop off to our north and drag racing on Westheimer. Our area is already saturated with apartment complexes serving the underserved. The crime in our area has been on the rise and we feel confident that crime analysis will no doubt show that much of that activity is perpetrated by a few of the residents of said apartment complexes.

Lestie
Sohastin

Print Name	Address	Signature	Date
Bravdi Palaguy	13007 Thatcher Dr.		5/27/19
Sylvia Menard	13010 Thatcher	Sylvia Menard	5/28/19
JERRY MENARD	" "	Jerry Menard	5/28/19
Justin Sabutin	13014 Thatcher Dr	Justin Sabutin	5/28/19
Lisa Robie	13014 Thatcher		5/28/19
NEIL BALLASTYRE	13026 THATCHER DR		5/28/19
Christina Brown	13107 Kinross Dr		5/28/19
KARIN Handaway	13115 Kinross Dr	Karin Handaway	5/28/19
Jesse Perry	13115 Westheimer	JESSE PERRY	5/28/19
Don Boyd	1300 Westheimer		5/28/19
Don Boyd	1300 Westheimer	Don Boyd	5/28/19
JOE GONZALES	2235 FORELAND		5/28/19
Carson Easterlin	2207 Centryside Dr		5/28/19
Sarah Easterlin	2207 Centryside Dr		5/28/19
LYNN ROBIDEEN	13015 WICKERSHAM	Robideen	6-10-19

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Print Name	Address	Signature	Date
WAYNE MILLER	13019 WALDEMERE	Wayne Miller	5/28/19
Randy Denton	13015 WALDEMERE	Randy Denton	28 May 19
JOSE L. CRIOLLO	13027 WALDEMERE	Jose L. Criollo	5-28-2019
Kourosh Aliakbari	13011 WALDEMERE DR	Kourosh Aliakbari	5-28-2019
Ronald Kidder	13039 Waldemere	Ronald Kidder	5-28-19
Stephane Hadaro	13031 Waldemere Dr.	Stephane Hadaro	5-28-19
Rodrico Moya	13026 WALDEMERE DR	Rodrico Moya	5-28-19
Constance Altamira	13030 Waldemere Dr	Constance Altamira	5-31-19
KATIE O'DONNELL	13022 WALDEMERE DR.	Katie O'Donnell	6/4/19
Carolyn Simoneaux	13023 Waldemere Dr.	Carolyn Simoneaux	6/6/19
April Parsons	13010 Waldemere Dr.	April Parsons	6/9/19
Warry Malloy	13019 WICKENS DR	Warry Malloy	6/11/19
Lori Malloy	13008 WICKENS DR	Lori Malloy	6/11/19

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Print Name	Address	Signature	Date
Danielle Bourgeois	13002 Wickersham		27 May 2019
GUS Bourgeois	13002 Wickersham		27 May 2019
CAROL WILLHITE	13022 WICKERSHAM	Carol Willhite	27 May '19
ARLEE WILLHITE	13022 WICKERSHAM	Arlee Willhite	27 May '19
Mirna Elhoussein	13019 wickersham Ln	Mirna	27 May 19
Youssef Bernawi	13019 wickersham Ln	Youssef	27 May 2019
Mim Adyanthay	13026 Wickersham Ln	Mim Adyanthay	27 May 19
Raf Dhingra	13035 Wickersham	Raf Dhingra	27 May 19
Brandon Cole	13103 Wickersham	Brandon Cole	27 May 19
Tara Blood	13123 Wickersham	Tara Blood	27 May 2019
BRYAN BLOOD	13123 WICKERSHAM	Bryan Blood	27 MAY 19
WSTHELSTERN	13115 WICKERSHAM	Wstheulster	27 May 19
Robert Heider	13106 Wickersham Ln	Robert Heider	27 May 19
Michelle Heider	13106 Wickersham Ln	Michelle Heider	27 May 19
IMRAN NAGIR	13102 WICKERSHAM	Imran Nagir	27 MAY 19
EMMI SANCHEZ	13102 WICKERSHAM LN	Emmi Sanchez	27 MAY 19
Michsel Mahrke	13006 Wickersham	Michsel Mahrke	28 May 19
PATRICIA De Zoort	13009 Wadderman	Patricia De Zoort	"
Zohreh Moravej	2362 Bintliff Dr	Zohreh Moravej	5/28/19
Edna Velasquez	13023 Wickersham Ln	Edna Velasquez	06/02/19
Hans Infante	13023 Wickersham Ln	Hans Infante	06/02/19
Lin Shih	13031 Wickersham Ln	Lin Shih	6/2/19

Petition for Edison Lofts TDHCA 19327

Reason for Opposition:

I oppose the affordable low-income housing complex, Edison Lofts, to be located in the Brairgate Subdivision. The low-income housing complex will not bring positive growth or value to our community. There will be a substantial increase in traffic, crime, noise, and a strain on public services in the community.

We are currently struggling to keep businesses in our community, and with the added risk of this complex, the community stands the possibility of a decrease to property values. The complex will not prove a real asset to our community. Historically, low-income housing has strained communities and the education levels of the schools within those areas.

By signing this petition I state that I agree with the reason for Opposition, I reside at the address stated below and I am of Legal voting age.

	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Hayes Pathoun	<i>Hayes Pathoun</i>	6911 Thornwild Rd Missouri City, TX	77489	832 443-7963
2	GARY C. HURD	<i>Gary C. Hurd</i>	7006 THORNWILD Rd - Mo city, TX	77489	832-226-2140
3	Robin Spriggs	<i>Robin Spriggs</i>	6907 Thornwild Rd MISSOURI CITY TX	77489	713-539-6956
4	Oliver Taylor	<i>OT</i>	6815 Thornwild Rd Missouri City TX	77489	281-300-9422
5	Antony White	<i>AW</i>	6903 Thornwild Mo City	77489	281-566-4711
6	Joseph Hansen	<i>Joseph Hansen</i>	7030 Castleview Ln, Mo City, TX	77489	832-368-6477
7	Thomas Brown	<i>Thomas Brown</i>	6910 Castleview Ln Mo City TX	77489	281-763-4916
8	Kristel Riddick	<i>Kristel Riddick</i>	6907 Castleview Ln Mo City TX	77489	281-435-3821
9	Bernice Alexander	<i>B. ALEXANDER</i>	6906 Castleview Lane	77489	281-437-6413
10	Bufford Wilburner	<i>Bufford Wilburner</i>	6802 CASTREV. E.W LANE	77489	281-437-6413
11	Franklin, Patricia	<i>Patricia Franklin</i>	6818 Castleview Ln	77489	832-687-6291
12	Vickie Kimble	<i>Vickie Kimble</i>	15866 Alger Dr. Mo City TX	77489	713-478-8877
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	Printed Name	Signature	Street Address	Zip Code	Telephone
1	PAUL BRANTLEY		6602 W Fugate Dr	77489	835-6901
2	Charles Colman		6603 W. FUGATE ST	77489	(432) 771-2804
3	Lamia Hector		6023 W	77489	28143965
4	Quinn Clark		15702 Braucht	77489	832-889-2047
5	Ann Hansen		15706 Briarwood Dr.	77489	832-760-5003
6	Deborah Dhuson		15710 Briarwood Dr	77489	832-508-6036
7	Jarvis Williams		6607 WILLIAMSON DR	77489	2818336046
8	Denise Sumner		6615 Villareal Dr	77489	281-670-7881
9	Derrick McLean				347-8121969
10	Lidia de Rocha		6913 Kocoyate	77489	346-8044346
11	SATURNINOM		6622 Villareal Dr.	77489	7137038876
12	Claudia M		(same) 3	77489	8328580198
13	FURDAN AW		6607 Remonte Dr	77489	281-617-9435
14	Rita T. Ray		4723 Serenity Trails	77545	281-431-4797
15	Shirley R. Lewis		6646 Brairgate	77489	2816177838

Petition for Edison Lofts TDHCA 19327

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	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Wesley Wilson	<i>Wesley Wilson</i>	15703 Briarstead Dr.	77489	2814376037
2	Renaudun	<i>Renaudun</i>	6626 Villameu Dr.	77489	8325492193
3	Glenda Medrano	<i>Glenda</i>	1022 Villarreal Drive	77489	7133898713
4	Lizky Hatcher	<i>Lizky Hatcher</i>	7307 Bahia Ln	77489	
5	Boris Juan	<i>Boris Juan</i>	15423 Applewood Dr.	77489	713-775-2309
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Petition for Edison Lofts TDHCA 19327

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	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Wilmojean Ware	Wilmojean Ware	146 Hornville Rd Mo City	77489	281-451-6249
2	BARBARA TUNSON	Barbara Tunson	7042 McCullum Rd MO. City	77489	281-438-0142
3	Kenneth Tunson	Kenneth Tunson	7006 McCullum DR MO. City	77489	281-438-3753
4	Aalen Heiskell	Aalen Heiskell	15927 Ruppstock Dr MO City	77489	281-437-1763
5	Debra May	Debra May	15918 Ruppstock Mo. City	77489	281-438-0311
6	Aplist Presley	Aplist Presley	15914 Ruppstock Rd	77489	281-835-0253
7	Alfreda Presley	Alfreda Presley	"	"	"
8	Robert Baul	ROBERT BROUSSARD	15911 RUPPSTOCK	77489	713-847-2264
9	Edna Jacobs	Edna Jacobs	15910 Ruppstock Dr	77489	(832) 896-7583
10	Stephen Hill	Stephen Hill	15919 Ruppstock DR	77489	713-724-6435
11	WARREN Amos	Warren Amos	15923 Ruppstock Dr.	77489	832-657-2448
12	Quentin Caesar	Quentin Caesar	9409 Neal Ridge Dr	77489	(913) 256-6103
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Petition for Edison Lofts TDHCA 19327

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	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Linda Franklin	<i>Linda Franklin</i>	6915 Indian Falls Dr	77489	832-495-5735
2	Lynette Franklin	<i>Lynette Franklin</i>	" "	" "	" "
3	Aaron Adams	<i>Aaron M. Adams</i>	15923 Williams Lane	77489	832 492-2944
4	Egbert Johnson	<i>EGBERT JOHNSON</i>	6826 LAOSHUN DRIVE	77489	281 438 0448
5	Ellis Henderson	<i>Ellis Henderson</i>	7015 MacZali Drive	77489	281-494-6190
6	Kimberly Ziebb	<i>Kimberly Ziebb</i>	7043 Rookergate Drive	77489	832-574-6913
7	SARAH EVANS	<i>Sarah Evans</i>	6602 Rowell Ct	77489	281-438-3782
8	DEBORAH HARRIS	<i>Deborah Harris</i>	7403 Bahia Ln	77489	281-438-8198
9	LEONARD HARRIS	<i>Leonard Harris</i>	7403 Bahia Ln	77489	281-224-9232
10	Justin Montrea	<i>Justin Montrea</i>	7226 Castleview	77489	504-645-2130
11	Cheryl Hughes	<i>Cheryl Hughes</i>	7226 Castleview Lane	77489	832-647-3895
12	Kellna Montrea	<i>Kellna Montrea</i>	7226 Castleview	77489	832-647-4162
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Petition for Edison Lofts TDHCA 19327

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	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Dashonda Henderson	Dashonda Henderson	15918 Bazel Brian	77489	832-812-5411
2	Treva Henderson	Treva Henderson	4623 Callery Creek	77053	
3	Felicia Charles	Felicia Charles	4819 Braherton	77053	
4	Deloris Eli	Deloris Eli	15919 Bazel Brian	77489	281-437-4401
5	Lanellia Wooten	Lanellia Wooten	4311 Della Clove	77584	281-655-2028
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Petition for Edison Lofts TDHCA 19327

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	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Erma F. Giles	<i>Erma F. Giles</i>	15827 Ridgeway MO City 77489	77489	832-955-8795
2	Antonio Rodriguez	<i>Antonio Rodriguez</i>	7403 Maczali Dr Mo City 77489	77489	832-768-8840
3	Shica Rodriguez	<i>Shica Rodriguez</i>	7403 Maczali Dr Missouri City TX 77489	77489	832-768-8762
4	Colhoun, Michael	<i>Michael Colhoun</i>	6911 Thornwild Rd, Missouri City	77489	mcc2123@gmail.com
5	Spriggs, Lester	<i>Lester Spriggs</i>	6907 Thornwild Rd Missouri City	77489	lspriggs0430@gmail.com
6	Darred Davidson	<i>Darred Davidson</i>	6915 Thornwild Rd, Missouri City	77489	713-515-1618
7	Sophia Duncan	<i>Sophia Duncan</i>	6915 Thornwild, Missouri City, TX	77489	281-415-2226
8	LaSandra Lewis	<i>LaSandra Lewis</i>	7107 Thornwild missouri city	77489	281 437 2684
9	Joseph Lewis	<i>Joseph Lewis</i>	7107 Thornwild " "	77489	281 437 2284
10	Jackie Neely	<i>Jackie Neely</i>	15934 Chimney Rock Rd. Missouri City	77489	281 835-8221
11	BRIAN NEELY	<i>Brian Neely</i>	15934 CHIMNEY ROCK RD. Missouri City	77489	281-835-8221
12	SILVESTER NEELY	<i>Silvester Neely</i>	15934 CHIMNEY ROCK RD M.C.	77489	281-835-8111
13	Mary Brown	<i>Mary Brown</i>	6511 Banta Dr. Mo. City, TX	77489	713-834-7801
14	MELVIN BROWN	<i>Melvin Brown</i>	6511 Banta Dr. MO. CITY TX	77489	713-834-7801
15	Perry Holley	<i>Perry Holley</i>	15803 Chimney Rock Missouri City, TX	77489	409-853-8898

Petition for Edison Lofts TDHCA 19327

Reason for Opposition:

I oppose the affordable low-income housing complex, Edison Lofts, to be located in the Brairgate Subdivision. The low-income housing complex will not bring positive growth or value to our community. There will be a substantial increase in traffic, crime, noise, and a strain on public services in the community.

We are currently struggling to keep businesses in our community, and with the added risk of this complex, the community stands the possibility of a decrease to property values. The complex will not prove a real asset to our community. Historically, low-income housing has strained communities and the education levels of the schools within those areas.

By signing this petition I state that I agree with the reason for Opposition, I reside at the address stated below and I am of Legal voting age.

	Printed Name	Signature	Street Address	Zip Code	Telephone	
1	Delois Bloett	<i>Delois Bloett</i>	6615 Castleview Ln	77489	281-437-8672	deloisbloett@att.net
2	Norma Pickard	<i>Norma Pickard</i>	6618 Castleview Ln	77489	281-437-8556	normapickard@gmail.com
3	Parron Butler	<i>P. Butler</i>	6622 Castleview Ln	77489	281-437-1352	
4	Katina Keys	<i>Katina Keys</i>	6618 Castleview Ln	77489		Katina.Keys@yahoo.com
5	Nakeia Carter	<i>Nakeia Carter</i>	6622 Castleview Ln	77489		justcallrebunay@gmail.com
6	Stephen Baker	<i>Stephen Baker</i>	6623 Castleview Ln	77489	832-638-6770	
7	Cheryl Beckens	<i>Cheryl Beckens</i>	6623 Castleview Ln	77489		
8	John Price	<i>John Price</i>	6631 Laughlin Dr.	77489	281-437-7871	
9	Kimberly Hunter	<i>Kimberly Hunter</i>	15830 Ridgecreek Rd	77489	713-575-9877	
10	Dawnelle Swan	<i>Dawnelle Swan</i>	7434 Towerview Ln	77489	281-682-6125	
11	Juan D. Vazquez	<i>Juan D. Vazquez</i>	6810 Ladwin Ct.	77489	281-935-5967	J.D.V. Trucking@gmail.com
12	Ana Perez	<i>Ana Perez</i>	7322 Maczali	77489	832-929-2030	
13	Joshua Masomas	<i>Joshua Masomas</i>				
14	Lerry Evans	<i>Lerry Evans</i>	6602 Rowell Ct.	77489	281-438-8782	
15	David Walker	<i>David Walker</i>	15606 Apple Ridge Dr	77489	832-672-3109	

Petition for Edison Lofts TDHCA 19327

Reason for Opposition:

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	Printed Name	Signature	Street Address	Zip Code	Telephone
1	SARAH HARPER	<i>Sarah Harper</i>	6638 Maczali Drive, Missouri City, Tx	77489	713-385-7487
2	David Harper	<i>David Harper</i>	6638 maczali DR missouri city TX	77489	713.443-9489
3	LUCIA CAMARGO	<i>[Signature]</i>	15839 Cardona Ln Missouri City	77489	818-411340
4	Charles Jefferson	<i>[Signature]</i>	6642 Laughlin Dr MISSOURI CITY TX	77489	8326862351
5	Walter Bailey	<i>[Signature]</i>	6670 laughlin Dr Miss Tex	77489	281231656
6	Glenn Hawkins	<i>Glenn Hawkins</i>	6619 LAUGHLIN DR. MO. CITY TX	77489	281-437-7121
7	JAMES VALAN	<i>[Signature]</i>	6666 LAUGHLIN DR MO CITY TX	77489	346-277-5495
8	Dee Landrum	<i>[Signature]</i>	6654 Laughlin Dr. in	"	281 662-3280
9	DWORA HAROMANI	<i>[Signature]</i>	6606 LAUGHLIN	"	7139698235
10	Porsha Hayes	<i>[Signature]</i>	15922 Logan Rock Rd	77489	2818141906
11	Donald Hayes	<i>[Signature]</i>	" " "	77489	346-234-3514
12	Sonya Waters	<i>[Signature]</i>	6802 MACZALI DR. MO. CITY TX	77489	281 4381486
13	Tamara Hicks	<i>[Signature]</i>	15815 Chimney Rock Rd Missouri City TX	77489	346 221 9760
14	Cheryl Manning	<i>[Signature]</i>	" " "	77489	832 944 2297
15	VERONICA TURNER	<i>[Signature]</i>	15922 Gatebriar Dr.	77489	281 438-0488

Petition for Edison Lofts TDHCA 19327

Reason for Opposition:

I oppose the affordable low-income housing complex, Edison Lofts, to be located in the Brairgate Subdivision. The low-income housing complex will not bring positive growth or value to our community. There will be a substantial increase in traffic, crime, noise, and a strain on public services in the community. We are currently struggling to keep businesses in our community, and with the added risk of this complex, the community stands the possibility of a decrease to property values. The complex will not prove a real asset to our community. Historically, low-income housing has strained communities and the education levels of the schools within those areas

By signing this petition I state that I agree with the reason for Opposition, I reside at the address stated below and I am of Legal voting age.

	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Elizabeth Sims	<i>Elizabeth Sims</i>	15402 Apple Ridge Drive	77489	7138269848
2	FURQAN ALI	<i>Furqan Ali</i>	6707 Brairgate Dr. Missouri City TX	77489	281-617-9835
3	HYACINTH LAWRENCE	<i>H. Lawrence</i>	15823 Pryor Dr. Mo. City TX 77489	77489	281-438-0059
4	Sherril Clares	<i>Sherril Clares</i>	6910 Thornwald M.C. TX 77489	77489	281-437-0984
5	Yolanda Hargrove	<i>Yolanda Hargrove</i>	6619 Castleview Ln. Moety, TX 77489	77489	713-294-3607
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Petition for Edison Lofts TDHCA 19327

Reason for Opposition:

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By signing this petition I state that I agree with the reason for Opposition, I reside at the address stated below and I am of Legal voting age.

	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Shirine Barriere		6822 Laughlin Dr.	77489	281-428-2877
2	Sylvia Lazard		6667 Laughlin Dr	77489	832-877-4266
3	EUGENE CARROL		6659 Laughlin Dr	77489	281-438-2520
4	Kenneth Lazard		6667 Laughlin dr.	77489	832-877-4609
5	Dedrick Brown		6658 Laughlin dr	77489	281-854-4152
6	Dee Dowd		6654 Laughlin dr	77489	281-662-3286
7	ONDRA HARDMAN		6646 LAUGHLIN	77489	713 964 8235
8	Jonathan Lines		6650 McCullum Rd	77489	832 493 0685
9	Theresa Tines		6650 McCullum Rd	77489	281 855 5700
10	Patrick Espree		7403 Castleview LN Mccity	77489	
11	Edward Espree		7403 Castleview LN Mccity	77489	713 444-3541
12	Charles Bullard		7404 Frost View Ln	77489	832-449-0835
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Petition for Edison Lofts TDHCA 19327

Reason for Opposition:

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Printed Name	Signature	Street Address	Zip Code	Telephone
1 Pasuntho Atkins	<i>Pasuntho Atkins</i>	2211 Long Rock Drive	77489	281 208 1207
2 daniel doret	<i>Daniel Doret</i>	1607 Whipcorwill Drive, Missouri city, Tx	77489	
3 Datsy Doret	<i>Patty Doret</i>	1607 Whipcorwill Dr, Mo city, TX	77489	
4 Emmol Atkins	<i>Emmol Atkins</i>	2211 Long Rock Drive	77489	281 208 1207
5 Cody Harvell	<i>C. Harvell</i>	4855 W Fluga St, Houston, TX	77045	832 382 1807
6 RICHARD HERRERA	<i>R. Herrera</i>	6603 CASTLEVIEW	77489	713-550-4406
7 Cynthia Herrera	<i>C. Herrera</i>	6603 Castleview Ln	77489	281-438-0956
8 Barbara Ephraim	<i>Barbara Ephraim</i>	6602 Castleview LN	77489	281-437-3671
9 ALBERT EPHRAIM	<i>Albert Ephraim</i>	6602 Castleview LN	77489	281-437-3671
10 Laura Grajales	<i>Laura Grajales</i>	6614 Castleview LN	77489	
11 Eloy Rodriguez	<i>Eloy Rodriguez</i>	6614 Castleview LN	77489	832-208-5297
12 Norma Pickard	<i>Norma Pickard</i>	6618 Castleview Ln.	77489	214 37-8556
13 Leah Watson	<i>Leah Watson</i>	6630 Castleview Ln	77489	9362-3243
14 Delois Bluiett	<i>Delois Bluiett</i>	6615 Castleview Ln	77489	214 37-8672
15 Nypd. Balder	<i>Nypd. Balder</i>	6607 Castleview Ln.	77489	813 60-3209

Petition for Edison Lofts TDHCA 19327

Reason for Opposition:

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	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Sharon Fletcher	<i>[Signature]</i>	7102 Bahia Ln	77489	281-923-5300
2	ANA M	<i>[Signature]</i>	7112 Bahia Ln	77489	8-326592540
3	Henry Seminario	<i>[Signature]</i>	7111 Bahia Ln.	77489	832-2299012
4	Barbara Rainey	<i>[Signature]</i>	7114 Bahia Ln	77489	832-3520821
5	Leah Lindsey	<i>[Signature]</i>	7118 Bahia Ln	77489	832-253654
6	Camilla Haynes	<i>[Signature]</i>	7115 Bahia Ln	77489	832-2089883
7	Dimitris Simpson	<i>[Signature]</i>	7119 Bahia Ln	77489	832-709-4671
8	Bret Hines	<i>[Signature]</i>	15306 Willow Rd	77489	832-966-4432
9	Joe Ann Clark	<i>[Signature]</i>	15303 Willow Rd	77489	281-353-2006
10	Michelle	<i>[Signature]</i>	15314 Willow Rd	77489	281-609-0382
11	Paula	<i>[Signature]</i>	15302 Willow Rd	77489	832-3045
12	THOMAS	<i>[Signature]</i>	15315 Timberlea Dr	77489	346-269225
13	Darius Hays	<i>[Signature]</i>	15327 Timberlea Dr	77489	281-400-1111
14	Gita Lee Norton	<i>[Signature]</i>	15315 Timberlea Dr	77489	832-6284383
15	Kim Phoenix	<i>[Signature]</i>	15314 Timberlea Dr.	77489	713-882-9665

[Handwritten mark]

Petition for Edison Lofts TDHCA 19327

Reason for Opposition:

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By signing this petition I state that I agree with the reason for Opposition, I reside at the address stated below and I am of Legal voting age.

	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Bambana Hall	Bambana Hall	6923 Indian Falls MO. City	77489	281-467-4769
2	Christy Ann Brackley		6915 Indian Falls Dr.	77489	832-970-3512
3	Lynette Franklin		6915 Indian Falls Mo. City.	77489	832-495-5735
4	Linda Franklin		6915 Indian Falls	77489	" "
5	FRANK C. Gosby	Frank C. Gosby	6914 Indian Falls	77489	281-450-8124
6	Sandra Gosby	Sandra Gosby	6914 Indian Falls Drive	77489	281-450-0124
7	Janie Bingham	Janie Bingham	6931 Indian Falls Dr. Mo. City 77489	77489	281-437-2284
8	Lea Summers	Lea Summers	6939 Indian Falls Dr. Mo. City, 77489	77489	281-437-8893
9	Traci Thomas	Traci Thomas	6935 Indian Falls Dr Mo City	77489	281-437-9401
10	Marlon Davis		6923 Indian Falls Dr. MO. CITY	77489	708-250-8949
11	Allison D. Frazier	Allison D. Frazier	6607 Castleview Lane MO. City	77489	832-890-0562
12	Quincy J. Frazier	Quincy J. Frazier	6607 Castleview Lane MO. City	77489	832-266-3809
13	Helen Moses	Helen Moses	6923 Indian Falls	77489	713-504-2447
14	Janelle Ebanks	Janelle Ebanks	14570 ⁹ Chasement on MO. City	77489	832-446-7095
15	Carney Harrell	Carney Harrell	4055 W. Quast, Houston TX, 7	77045	832-821867

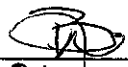
Petition for Edison Lofts TDHCA 19327

Reason for Opposition:

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	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Joekie Baldwin		6607 Castlawn Mo City	77489	713 303 7589
2	Sharlene August	Sharlene August	2926 Cherry Hill DR. MO. City	77459	281.468.382
3	Sammy August	Sammy August	2926 Cherry Hill DR. MO. City	77459	281.835.1933
4	Lee Bobb	Lee Bobb	2431 Bradford DR. MO. City	77489	832.640.0095
5	Debrise Bobb	Debrise Bobb	2431 Bradford DR MO. City	77489	832.640.0095
6	CANDAN MANGUNAN	C.M.M.	6410 INDIAN FALLS DR MO. CITY	77489	210-758-1693
7	Cecil Davis	Cecil Davis	3607 Pin Oak Circe	77459	281-431-5059
8	Faye Davis	Faye Davis	3607 pin oak Circe	77489	979-738-7776
9	Betty Smith	Betty Smith	11100 Brass Ridge # 15	77071	832-868-3825
10	Doris Davis	Doris Davis	2106 Hilton Head	77459	281-785-6646 832-563-5437
11	Leo Davis	Leo Davis	2106 Hilton Head	77489	281-785-6646
12	Linda Parker	Linda Parker	5801 Reading Rd	77471	832-541-8746
13	Sheweny Parker	Sheweny Parker	" "	"	"
14	Jacqueline Powell	Jacqueline Powell	15811 Rosebriar	77489	281-437-0864
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Petition for Edison Lofts TDHCA 19327

Reason for Opposition:

I oppose the affordable low-income housing complex, Edison Lofts, to be located in the Brairgate Subdivision. The low-income housing complex will not bring positive growth or value to our community. There will be a substantial increase in traffic, crime, noise, and a strain on public services in the community.

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	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Bette T. Gaines	<i>B. T. Gaines</i>	7023 Thornwild M/CTF	77489	281-438-4520
2	Kim Gaines	<i>Kim Gaines</i>	7023 Thornwild	77489	281-438-4520
3	Eddie Gaines	<i>Eddie Gaines</i>	7023 Thornwild	77489	281-438-4520
4	Shirley Warner	<i>Shirley Warner</i>	15435 Apple Ridge Drive Mo City, TX	77489	281-438-2747
5	Michael Calhoun	<i>Michael Calhoun</i>	6911 Thornwild Rd, Missouri City, TX	77489	832-432-3892
6	FURQAN ALI	<i>Furqan Ali</i>	6707 BRAIRGATE DR MISSOURI CITY TX	77489	281-617-2835
7	Rosie Williams	<i>Rosie Williams</i>	7035 Rockergate Dr Missouri City	77489	713-515-6848
8	Lacinta Williams	<i>Lacinta Williams</i>	7019 Thornwild Rd. Missouri City	77489	713-417-8843
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PETITION

TO OPPOSE THE TDHCA PROPOSED DEVELOPMENT NO. 19327, DEVELOPMENT NAME: EDISON LOFTS - COMPLETELY ENCLOSED IN THE BOUNDARIES OF THE BRIARGATE COMMUNITY IMPROVEMENT ASSOCIATION.

Petition OPPOSING THE EDISON LOFTS

Reason for Opposition: By signing the enclosed petition I wish to express and register my opposition to the TDHCA, LIHTC development name: Edison Lofts, Application #19327 for the following reasons: 1) The signatures of the Briargate Community Improvement Association (BCIA) President, Treasurer, and Vice President on the Qualified Community Participation Package (QCP) for the Texas Dept. of Housing and Community Affairs (TDHCA) project/development #19327 violates the governing documents of the Briargate Community Improvement Association because there was no called meeting of the members for this purpose, and the Board of Trustees (BOT) met for this purpose, but there was no quorum, therefore the BOT could not conduct business for this purpose. For either meeting, no business could be, nor was there, any business conducted that authorized the BOT to sign the QCP approving the TDHCA Application #19327 2) The signatures of John Gordon, Francis Maddox, and Ronnie Thomas are current Briargate Board of Trustee (BOT) Members, but they did not have the authority to do so because they signed during a meeting of only the Board of Trustees where there was not a majority of Trustees and no business could be conducted. 3) There was no meeting of the membership (homeowners) to receive member opposition or support. The BOT opted to call a meeting of the Trustees to vote to either support or oppose TDHCA application/project #19327, but no majority of the Board of Trustees was in attendance to vote, so no business could be conducted, therefore the BOT was not authorized to approve the subject QCP for Edison Lofts.

Again, the Board of Trustees of the Briargate Community Improvement Association are authorized to conduct business on behalf of the BCIA when operating by the governing documents of the association. There was no meeting held where business could be conducted by the BOT, therefore their signatures could not authorize the TDHCA QCP in neither approval or opposition of the proposed Edison Lofts, TDHCA Development Number 19327. The BCIA BOT did not make this support commitment by the governing documents of the Briargate Community Improvement Association (BCIA), they were not qualified to approve or deny Project #19327 in the QCP Edison Lofts. There is also a signature for BCIA Board member Ronnie Thomas. 4) The proposed site for the Edison Lofts is in Briargate, in Reserve "A" of Section 4 of the BCIA Restrictions. The application violates RESTRICTIONS, COVENANTS AND CONDITIONS, Numbers 1 Land Use and Building Type, and number '14 Reserve "A" shall be used and utilized for purposes harmonious with the residential character of the remainder of the properties; and such uses may include any residential structure.....apartments and other forms of multi-family use development.....' 5) **Because the Briargate Community Improvement Association is a Corporation of the State of Texas, each homeowner is a member of that Corporation. The Board of Trustees must operate by its governing documents in order to act on its behalf. The BCIA BOT did not operate by its governing documents when individual BOT members signed the QCP and by doing so claimed that they were qualified/authorized to do so, but for the aforementioned reasons were not for this application. MY SIGNATURE ON THIS PETITION REGISTERS MY OPPOSITION TO THE TDHCA PROPOSED DEVELOPMENT NUMBER 19327, EDISON LOFTS.**

By signing this petition I state that I agree with the reason for Opposition / Support, I reside at the address stated below and I am of Legal voting age.

	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Deloris E. L.	<i>Deloris E. L.</i>	15918 Baylmain Ln	77489	
2	Valerie McPart	<i>Valerie McPart</i>	15915 Baylmain Lane	77489	
3	Deshond Henderson	<i>Deshond Henderson</i>	15918 Baylmain Ln	77489	
4	Felicia Charles	<i>Felicia Charles</i>	4819 Drakestone	77052	
5	Trevon Henderson	<i>Trevon Henderson</i>	4623 Calley Creek	77053	
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PETITION

TO OPPOSE THE TDHCA PROPOSED DEVELOPMENT NO. 19327, DEVELOPMENT NAME: EDISON LOFTS - COMPLETELY ENCLOSED IN THE BOUNDARIES OF THE BRIARGATE COMMUNITY IMPROVEMENT ASSOCIATION.

Petition OPPOSING THE EDISON LOFTS

Reason for Opposition: By signing the enclosed petition I wish to express and register my opposition to the TDHCA, LIHTC development name: Edison Lofts, Application #19327 for the following reasons: 1) The signatures of the Briargate Community Improvement Association (BCIA) President, Treasurer, and Vice President on the Qualified Community Participation Package (QCP) for the Texas Dept. of Housing and Community Affairs (TDHCA) project/development #19327 violates the governing documents of the Briargate Community Improvement Association because there was no called meeting of the members for this purpose, and the Board of Trustees (BOT) met for this purpose, but there was no quorum, therefore the BOT could not conduct business for this purpose. For either meeting, no business could be, nor was there, any business conducted that authorized the BOT to sign the QCP approving the TDHCA Application #19327 2) The signatures of John Gordon, Francis Maddox, and Ronnie Thomas are current Briargate Board of Trustee (BOT) Members, but they did not have the authority to do so because they signed during a meeting of only the Board of Trustees where there was not a majority of Trustees and no business could be conducted. 3) There was no meeting of the membership (homeowners) to receive member opposition or support. The BOT opted to call a meeting of the Trustees to vote to either support or oppose TDHCA application/project #19327, but no majority of the Board of Trustees was in attendance to vote, so no business could be conducted, therefore the BOT was not authorized to approve the subject QCP for Edison Lofts.

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By signing this petition I state that I agree with the reason for Opposition / Support, I reside at the address stated below and I am of Legal voting age.

	Printed Name	Signature	Street Address	Zip Code	Telephone
1	CHRISTINE WASHINGTON	<i>Christine Washington</i>	15830 Kueber Ln Mo. City, TX	77489	281-437-7489
2	DEBBY CHAMBERS	<i>Debbie Chambers</i>	15822 Kueber Ln Mo. City, TX	77489	281-438-6129
3	PATRICIA Scott	<i>Patricia Scott</i>	15807 PLAGENS Ln	77489	281-437-1677
4	JAMES SCOTT	<i>James Scott</i>	15807 PLAGENS LN	77489	281-467-1484
5	AMBER THOMAS	<i>Amber Thomas</i>	15807 PLAGENS Ln	77489	281-437-1677
6	JEMERIO THOMAS	<i>Jemario Thomas</i>	15807 PLAGENS LN	77489	281-437-1677
7	CAROL SMITH	<i>Carol Smith</i>	15806 PLAGENS LN	77489	281-991-4777
8	JUSTON SMITH	<i>Juston Smith</i>	15800 PLAGENS LN	77489	281-437-7777
9	JENNIE WILLIAM	<i>Jennie William</i>	15807 PLAGENS LN	77489	832-439-5888
10	FELICIA GARCIA	<i>Felicia Garcia</i>	15814 Kueber Ln Mo. City, TX	77489	832-788-6227
11	ROBERT JORDAN	<i>Robert Jordan</i>	15814 Kueber Ln Mo. City, TX	77489	832-788-6227
12	CLARA M ^{rs} CAMP	<i>Clara M^{rs} Camp</i>	15807 Kueber Ln Mo. City	77489	281-217-0275
13	BARAKA M ^{rs} CAMP	<i>Baraka M^{rs} Camp</i>	15807 Kueber Ln Mo. City	77489	832-297-7417
14	EULA CORNWELL	<i>Eula Cornwell</i>	15827 KUEBER LN. MO. CITY, TX	77489	281-438-2573
15	REGINALD CORNWELL	<i>Reginald Cornwell</i>	15827 KUEBER LN. MO. CITY, TX	77489	281-438-2573
16	CLARK WASHINGTON	<i>Clark Washington</i>	15830 Kueber Ln Mo. City, TX	77489	281-437-7489
17	WARREN AMOS	<i>Warren Amos</i>	15923 Ruppstack Ln Mo. City, TX	77489	832-657-2448
18	QUEENY COOK	<i>Queeny Cook</i>	1409 Neal Ridge Dr	77489	(713) 256-6603
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PETITION

TO OPPOSE THE TDHCA PROPOSED DEVELOPMENT NO. 19327, DEVELOPMENT NAME: EDISON LOFTS - COMPLETELY ENCLOSED IN THE BOUNDARIES OF THE BRIARGATE COMMUNITY IMPROVEMENT ASSOCIATION.

Petition OPPOSING THE EDISON LOFTS

Reason for Opposition: By signing the enclosed petition I wish to express and register my opposition to the TDHCA, LIHTC development name: Edison Lofts, Application #19327 for the following reasons: 1) The signatures of the Briargate Community Improvement Association (BCIA) President, Treasurer, and Vice President on the Qualified Community Participation Package (QCP) for the Texas Dept. of Housing and Community Affairs (TDHCA) project/development #19327 violates the governing documents of the Briargate Community Improvement Association because there was no called meeting of the members for this purpose, and the Board of Trustees (BOT) met for this purpose, but there was no quorum, therefore the BOT could not conduct business for this purpose. For either meeting, no business could be, nor was there, any business conducted that authorized the BOT to sign the QCP approving the TDHCA Application #19327 2) The signatures of John Gordon, Francis Maddox, and Ronnie Thomas are current Briargate Board of Trustee (BOT) Members, but they did not have the authority to do so because they signed during a meeting of only the Board of Trustees where there was not a majority of Trustees and no business could be conducted. 3) There was no meeting of the membership (homeowners) to receive member opposition or support. The BOT opted to call a meeting of the Trustees to vote to either support or oppose TDHCA application/project #19327, but no majority of the Board of Trustees was in attendance to vote, so no business could be conducted, therefore the BOT was not authorized to approve the subject QCP for Edison Lofts.

Again, the Board of Trustees of the Briargate Community Improvement Association are authorized to conduct business on behalf of the BCIA when operating by the governing documents of the association. There was no meeting held where business could be conducted by the BOT, therefore their signatures could not authorize the TDHCA QCP in neither approval or opposition of the proposed Edison Lofts, TDHCA Development Number 19327. The BCIA BOT did not make this support commitment by the governing documents of the Briargate Community Improvement Association (BCIA), they were not qualified to approve or deny Project #19327 in the QCP Edison Lofts. There is also a signature for BCIA Board member Ronnie Thomas. 4) The proposed site for the Edison Lofts is in Briargate, in Reserve "A" of Section 4 of the BCIA Restrictions. The application violates RESTRICTIONS, COVENANTS AND CONDITIONS, Numbers 1 Land Use and Building Type, and number '14 Reserve "A" shall be used and utilized for purposes harmonious with the residential character of the remainder of the properties; and such uses may include any residential structure.....apartments and other forms of multi-family use development....' 5) Because the Briargate Community Improvement Association is a Corporation of the State of Texas, each homeowner is a member of that Corporation. The Board of Trustees must operate by its governing documents in order to act on its behalf. The BCIA BOT did not operate by its governing documents when individual BOT members signed the QCP and by doing so claimed that they were qualified/authorized to do so, but for the aforementioned reasons were not for this application. MY SIGNATURE ON THIS PETITION REGISTERS MY OPPOSITION TO THE TDHCA PROPOSED DEVELOPMENT NUMBER 19327, EDISON LOFTS.

By signing this petition I state that I agree with the reason for Opposition / Support, I reside at the address stated below and I am of Legal voting age.

	Printed Name	Signature	Street Address	Zip Code	Telephone
1	Jackie Neely	Jackie Neely	Missouri City TX 15934 Chimney Rock Rd.	77489	281-835-8221
2	Sylvester Neely	Sylvester Neely	Mo. City 15934 Chimney Rock Rd.	77489	281-835-8221
3	Mary Brown	Mary Brown	Mo. City TX 6511 Banta Dr.	77489	713-354-7801
4	Melvin Brown	Melvin Brown	" " " " "	" "	" " "
5	Perry Holley	Perry Holley	15863 Chimney Rock Mo. City, TX	77489	409-833-8898
6	JARED DAVIDSON	Jared Davidson	6715 Thornwild Miss City TX	77489	713-515-1672
7	Ernestine Smith	Ernestine Smith	6703 Balfour Dr.	77489	281-1725
8	Wayde Paulson	Wayde Paulson	2911 Thornwild Rd Missouri City	77489	832-443-7863
9	Cynthia Johnson	Cynthia Johnson	7434 West Fugate Dr Mo. City	77489	832-281-5905
10	Bryce Johnson	Bryce Johnson	7434 West Fugate Missouri City TX	77489	281-226-0757
11	GARY C HURD	Gary C. Hurd	7006 THORNWILD Rd Mo. City	77489	832-226-2140
12	Robin Spriggs	Robin Spriggs	6907 Thornwild Rd Missouri City	77489	713-539-0956
13	Olive Tyler	Olive Tyler	6815 Thornwild Dr. Missouri City	77489	281-300-9402
14	Antony White	Antony White	6203 Thornwild Mo City	77489	281-866-4711
15	Victoria Taylor	Victoria Taylor	15922 Gatebriar Dr. Mo. City TX	77489	281-438-0188
16	Sorothy Thomas	Sorothy Thomas	7030 Castleview Ln Mo. City TX	77489	832-368-6627
17	Walter Bailey	Walter Bailey	6070 Haughlin Mo. City TX	77489	281-234-1456
18	Erma F. Giles	Erma F. Giles	15827 Ridgeway Mo. City TX	77489	832-755-8295
19	LaSandra Lewis	LaSandra Lewis	7107 Thornwild Mo. City	77489	281-437-2684
20	Joe Lewis	Joe Lewis	7107 Thornwild Missouri City	77489	832-267-2299
21	Wilma Jean Ware	Wilma Jean Ware	7106 Thornwild Missouri City	77489	437-6249
22	BARBARA TUNSON	Barbara Tunson	7042 McCullum Missouri	77489	281-438-0142
23	Kenneth Tunson	Kenneth Tunson	7006 MacZalDR Missouri	77489	438-3753
24	Helen Heiskel	Helen Heiskel	15927 Ruppstock Mo. City TX	77489	437-1763
25	Debra Naylor	Debra Naylor	15918 Ruppstock Mo. City	77489	438-0311
26	Alister P. Day	Alister P. Day	15914 Ruppstock	77489	281-835-2253
27	AKre da Presla	AKre da Presla	" "	" "	" "
28	ROBERT BRUNSON	Robert Brunson	15911 RUPPSTOCK	77489	713-447-2264
29	Edna Jacobs	Edna Jacobs	15910 Ruppstock Dr	77489	832-896-7583
30	Stephen Hill	Stephen Hill	15919 " " DR	77489	281-437-5223

PETITION

TO OPPOSE THE TDHCA PROPOSED DEVELOPMENT NO. 19327, DEVELOPMENT NAME: EDISON LOFTS - COMPLETELY ENCLOSED IN THE BOUNDARIES OF THE BRIARGATE COMMUNITY IMPROVEMENT ASSOCIATION.

Petition OPPOSING THE EDISON LOFTS.

Reason for Opposition: By signing the enclosed petition I wish to express and register my opposition to the TDHCA, LIHTC development name: Edison Lofts, Application #19327 for the following reasons: 1) The signatures of the Briargate Community Improvement Association (BCIA) President, Treasurer, and Vice President on the Qualified Community Participation Package (QCP) for the Texas Dept. of Housing and Community Affairs (TDHCA) project/development #19327 violates the governing documents of the Briargate Community Improvement Association because there was no called meeting of the members for this purpose, and the Board of Trustees (BOT) met for this purpose, but there was no quorum, therefore the BOT could not conduct business for this purpose. For either meeting, no business could be, nor was there, any business conducted that authorized the BOT to sign the QCP approving the TDHCA Application #19327 2) The signatures of John Gordon, Francis Maddox, and Ronnie Thomas are current Briargate Board of Trustee (BOT) Members, but they did not have the authority to do so because they signed during a meeting of only the Board of Trustees where there was not a majority of Trustees and no business could be conducted. 3) There was no meeting of the membership (homeowners) to receive member opposition or support. The BOT opted to call a meeting of the Trustees to vote to either support or oppose TDHCA application/project #19327, but no majority of the Board of Trustees was in attendance to vote, so no business could be conducted, therefore the BOT was not authorized to approve the subject QCP for Edison Lofts.

Again, the Board of Trustees of the Briargate Community Improvement Association are authorized to conduct business on behalf of the BCIA when operating by the governing documents of the association. There was no meeting held where business could be conducted by the BOT, therefore their signatures could not authorize the TDHCA QCP in neither approval or opposition of the proposed Edison Lofts, TDHCA Development Number 19327. The BCIA BOT did not make this support commitment by the governing documents of the Briargate Community Improvement Association (BCIA), they were not qualified to approve or deny Project #19327 in the QCP Edison Lofts. There is also a signature for BCIA Board member Ronnie Thomas. 4) The proposed site for the Edison Lofts is in Briargate, in Reserve "A" of Section 4 of the BCIA Restrictions. The application violates RESTRICTIONS, COVENANTS AND CONDITIONS, Numbers 1 Land Use and Building Type, and number '14 Reserve "A" shall be used and utilized for purposes harmonious with the residential character of the remainder of the properties; and such uses may include any residential structure....apartments and other forms of multi-family use development....' 5) Because the Briargate Community Improvement Association is a Corporation of the State of Texas, each homeowner is a member of that Corporation. The Board of Trustees must operate by its governing documents in order to act on its behalf. The BCIA BOT did not operate by its governing documents when individual BOT members signed the QCP and by doing so claimed that they were qualified/authorized to do so, but for the aforementioned reasons were not for this application. MY SIGNATURE ON THIS PETITION REGISTERS MY OPPOSITION TO THE TDHCA PROPOSED DEVELOPMENT NUMBER 19327, EDISON LOFTS.

By signing this petition I state that I agree with the reason for Opposition / Support, I reside at the address stated below and I am of Legal voting age.

Printed Name	Signature	Street Address	Zip Code	Telephone
1 BARBARA BLUE	<i>Barbara Blue</i>	15726 Baybriar Dr. ^{MO}	77489	(281) 438-8705
2 JACINTA WILLIAMS	<i>Jacinta Williams</i>	7019 Thornwild Rd ^{Missouri City TX}	77489	713-417-8843
3 ROSIE WILLIAMS	<i>Rosie Williams</i>	7035 Rockergate ^{Missouri City TX}	77489	713 5156848
4 MODERICA HORN	<i>Moderica Horn</i>	7011 Rockergate ^{Missouri City TX}	77489	713-882-2529
5 DORREY HORN	<i>Dorrey Horn</i>	7011 Rockergate DR ^{Missouri City TX}	77489	713-882-3874
6 YDANDA HARGROVE	<i>Ydanda Hargrove</i>	6619 Castleview Ln. ^{MO-city TX}	77489	713-294-3607
7 MICHAEL CATHON	<i>Michael Cathon</i>	6911 Thornwild Rd. ^{Missouri City TX}	77489	832-452-3872
8 FURQAN ALI	<i>Furqan Ali</i>	6707 BENEATE DR ^{U U}	77489	281-67-835
9 JOHN GORDON	<i>John Gordon</i>	6803 Rockergate ^{U U}	77489	281-67-835
10 CHRISTINE WASHINGTON	<i>Christine Washington</i>	15830 Kuelen Ln. ^{MO City, Texas}	77489	281-437-7489
11 CLARK WASHINGTON	<i>Clark Washington</i>	15830 Kuelen Ln. ^{MO City, Texas}	77489	281-437-7489
12 DELORIS ELI	<i>Deloris Eli</i>	15918 Baybriar ^{MO City, Texas}	77489	281-437-4496
13 MARIE CARTER	<i>Marie Carter</i>	15915 Baybriar Lane	77489	832-238-1072
14 SHERRI CLAUSS	<i>Sherry Clauss</i>	6910 Thornwild ^{MO-city TX}	77489	281-437-0984
15 CLARA TURNER	<i>Clara Turner</i>	7534 Glenbrae ^{MO city}	77489	281-437-7972
16 MARY ROSS	<i>Mary Ross</i>	15503 Winter Briar Dr. ^{Missouri City TX}	77489	713-445-2453
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I am a resident and homeowner in the Briargate subdivision for the past 17 years. In that time, I have seen many changes in my section of the subdivision. On my block alone, when I initially moved in more than 75% of the residents were homeowners. Now less than 50% of the residents are homeowners. Section 8 housing has steadily increased throughout the subdivision as well. Now with the proposed building of the Edison Lofts at 7100 W. Fuqua, home ownership will decrease even more. I am in opposition of TDHCA Development # 19327 because:

1. We don't need more affordable (low income) housing in Briargate.
2. It would negatively change the character of the neighborhood.
3. It would increase crime due to a percentage of the influx of residents engaging in illegal activities.
4. It would decrease property values.
5. It would lower the quality of our local public schools due to overcrowding.
6. It would increase traffic.
7. It would not be well maintained.
8. Affordable housing projects for low income residents usually become an eyesore over time due lack of upkeep.
9. It would remove incentives for people to become self sufficient through home ownership.
10. Its residents would not fit in with the existing community because most of the homeowners in Briargate have been residents for more than 20 years and are at or near retirement age.

Claron M. Adams



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to ~~appear and~~ offer testimony, ~~in so appearing~~, I hereby make the following statements:

Date of Statement: 6-9-19 Location of Hearing: _____

My name is: Lena Braussard

My occupation, profession or business is: Teacher

My mailing address is: 15738 Briargate Ct. Phone: 210-473-3121

Missouri City, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)
I wish to state strongly my opposition to Edison Lofts, Development #19327, because of the high concentration of minority residents within the boundaries of SN41; low performing and over crowded schools and stress/overload of City of Houston Emergency Services (fear of increased crime)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lena Braussard
Signature of Witness

6-9-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to ~~appear and~~ offer testimony, ~~in so appearing~~, I hereby make the following statements:

Date of Statement: 6-11-19 Location of Hearing: _____

My name is: Marvio Vasquez

My occupation, profession or business is: House painter

My mailing address is: 15738 Brigade CT Phone: 832-443-8601

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to Edison Lofts Development #19327, because of the high concentration of minority residents within the boundaries of SN41; low performing and over crowded schools and stress/overload of City of Houston Emergency Services (fear of increased crime)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-11-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-13-19 Location of Hearing: _____

My name is: Pamela Sawyer

My occupation, profession or business is: _____

My mailing address is: _____ Phone: 832.573.8730

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: _____

Development City: _____ I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-13-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/13/19 Location of Hearing: _____

My name is: KENNETH FREEMAN

My occupation, profession or business is: RETIRED

My mailing address is: 7026 MACZALI DR Phone: 937-483-4862
MISSOURI CITY, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed) BRIARGATE
I DON'T WANT THE EDISON LOTS IN ~~BRIARGATE~~ COMMUNITY

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: _____ Development Name: _____
Development City: _____ I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kenneth Freeman
Signature of Witness

6/13/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/13/19 Location of Hearing: _____

My name is: DEBORAH FREEMAN

My occupation, profession or business is: RETIRED

My mailing address is: 7006 MACZALI DR Phone: 832-483-4862
MISSOURI CITY, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: RETIRED

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed)
I DON'T WANT THE EDISON LOTS IN ~~BRIDGE~~ ^{DRYARGate} Community

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: _____ Development Name: _____
Development City: _____ I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deborah Freeman
Signature of Witness

6/13/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, ~~in so appearing~~, I hereby make the following statements:

Date of Statement: 06-10-2019 Location of Hearing: _____

My name is: ANN E. GEORGE

My occupation, profession or business is: RETIRED

My mailing address is: 15759 BRIARGATE CT Phone: 281-460-6031
MISSOURI CITY, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*
I wish to state strongly my opposition to Edison Lofts, Development #19327, because of the high concentration of minority residents within the boundaries of SN41; low performing and over crowded schools and stress/overload of City of Houston Emergency Services (fear of increased crime)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ann E. George
Signature of Witness

06-10-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-12-19 Location of Hearing: 900 Bagby St, Houston TX 77002

My name is: Alina Keregas

My occupation, profession or business is: _____

My mailing address is: 7307 Castleview in Mission Phone: 832-643-0751
City TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edwin Lofts
Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-12-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to ~~appear and~~ offer testimony, ~~in so appearing~~, I hereby make the following statements:

Date of Statement: 6-10-19 Location of Hearing: _____

My name is: Wendy & Johnny Hurst

My occupation, profession or business is: _____

My mailing address is: 15731 Briargate Ct. Phone: 281 839 0288
Missouri City TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to Edison Lofts,
Development #19327, because of the high concentration
of minority residents within the boundaries of SN41; low
performing and over crowded schools and stress/overload of
City of Houston Emergency Services (fear of increased crime)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Wendy & Johnny Hurst
Signature of Witness

6-10-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to ~~appear and~~ offer testimony, ~~in so appearing,~~ I hereby make the following statements:

Date of Statement: 6-9-19 Location of Hearing: _____

My name is: Juan Vasquez

My occupation, profession or business is: Plumber

My mailing address is: 15738 Briargate Ct. Phone: 713-459-3564
Missouri City, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)
I wish to state strongly my opposition to Edison Lofts,
Development #19327, because of the high concentration
of minority residents within the boundaries of SN41; low
performing and over crowded schools and stress/overload of
City of Houston Emergency Services (fear of increased crime)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-9-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: _____

My name is: Dawnella Swan

My occupation, profession or business is: Mental Health worker

My mailing address is: 7434 Taverview LN Phone: 281 6826125
Missouri City
TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I feel that if this development happen it would increase the crime rate, and property values will go down

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: _____

Development City: _____ I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dawnella Swan
Signature of Witness

6-19-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/14/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Marvin Marilyn Penado

My mailing address is: 7110 Bahia Ln Phone: 832-888-8944
Houston, TX 77489
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston [] I support this development [X] I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/14/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dolores W. Black

My mailing address is: 6606 McCullum Rd Phone: 281-438-6137
Missouri City TEXAS
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dolores W. Black
Signature of Witness

5-30-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Felicia Lawal

My mailing address is: 6614 Laughlin Dr Phone: 713.419.4475
Missouri City, TX
77485

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/30/2019
Date

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[Handwritten mark]



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05-25-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DELROY MANASSARAM

My mailing address is: 6807 ROCKERGATE Phone: 281 460 5710
MISSOURI CITY TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

Date

05/25/2019

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JAMES A. JOSEPH *ea*

My mailing address is: 6626 MEVILLUR Phone: 713-598-8407 / 281-477-2824
MISSOURI CITY
TEXAS 77454

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

MAY 30, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Glynis Coleman

My mailing address is: 6706 Indian Lake Drive Phone: 281-989-2059
Missouri City, TX 77489.

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19327</u> Development Name: <u>Edison Lofts</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/30/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Alfred Clouse II

My mailing address is: 6910 Thorndike Phone: 281 437-0984
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate

Alfred Clouse II
Signature of Witness

5-30-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: EVELYN DAVIS

My mailing address is: 6630 McCullum Rd. Phone: 713-274-2948
Missouri City TX.

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Evelyn Davis
Signature of Witness

5-28-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Mary L. Bennett

My mailing address is: 6606 Krause Dr Phone: 281-416-7461
Mo. City, TX

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Mary L. Bennett
Signature of Witness

May 31, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

2/9/



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: MacArthur Galley

My mailing address is: 15811 CARDWELL LN Phone: 713-705-0757
Mo. City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston [] I support this development [X] I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Boyd Bailey
Signature of Witness

5/31/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/30/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LYDIA THOMAS

My mailing address is: 15919 PLAGENS LN Phone: 281 437 0005
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lydia Thomas
Signature of Witness

5/30/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.

JK



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Wilmojean Ware

My mailing address is: 7106 Thorn Wild Rd. Phone: 281-437-6249
Missouri City, TX.
77489-2409

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Wilmojean Ware
Signature of ~~Witness~~ Home owner

5-30-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Yolanda Shaw-Hargrove

My mailing address is: 6619 Castleview Ln. Phone: 713-294-3607
Missouri City, TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Yolanda Shaw-Hargrove
Signature of Witness

5-30-19
Date

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WITNESS AFFIRMATION FORM

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UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Ella Jenkins

My mailing address is: 15302 O'hara Dr, Phone: 281-835-0526
Missouri City, Tx.
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ella Jenkins
Signature of Witness

May 30, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/29/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Hyacinth Pickersgill

My mailing address is: 7111 Thornwild Road Phone: 832-661-0336
Missouri City
TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

H. E. Pickersgill
Signature of Witness

5/29/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/2/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kerri Moore

My occupation, profession or business is: Teacher

My mailing address is: 16130 Quail Park Phone: _____
Missouri City 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/20/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 4-9-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Richard Moore

My occupation, profession or business is: ENGINEER

My mailing address is: 16430 Quail Park Phone: 281-437-5823
Missouri City TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Richard E Moore
Signature of Witness

4-9-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 9/10/2019 Location of Hearing: **City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002**

My name is: Gwendolyn Moore

My occupation, profession or business is: Retired

My mailing address is: 16430 Queen Park Phone: _____
Missouri City Texas
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Gwendolyn Moore
Signature of Witness

9/10/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05.29.2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LESTER SPRIGGS

My mailing address is: 6907 Thornwild Rd Phone: _____
Missouri City, TEXAS
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

05.29.19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DNDRA HARDMAN

My mailing address is: 6646 LAUGHLIN Phone: 713 969 8235
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

5-30-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: GLENN HAWKINS

My mailing address is: 6619 LAUGHLIN DR. Phone: 281-437-7121

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19327</u> Development Name: <u>Edison Lofts</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

X. Glenn Hawkins
Signature of Witness

X. 5-28-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/12/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Tracy Brown Cooper

My mailing address is: 6107 Rockevette Dr. Phone: 832-293-9095
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Tracy Cooper
Signature of Witness

6/12/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.

PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Melchor Hernandez

My mailing address is: 15906 Plegens Ln Phone: 832-875-5308
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock,** and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19327</u> Development Name: <u>Edison Lofts</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Melchor Hernandez
Signature of Witness

5-23-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-30-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: GEORGE LOSAN

My mailing address is: 7019 LAUGHLIN Phone: 281-437-8338
MISSOURI CITY, TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

George Lozan
Signature of Witness

5-30-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Clifortine PAGE

My mailing address is: 6807 Laughlin Dr Phone: 281 416 9952
MISSOURI CITY
TEXAS 75489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Clifortine Page
Signature of Witness

6-14-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Marie Southern

My mailing address is: 6807 Laughlin Dr Phone: 281 416 9952
Missouri City
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Marie Southern P.O.A.
Signature of Witness

6-14-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-14-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: PATSY SOUTHERN

My mailing address is: 16610 LAUGHLIN DR. Phone: 281 4670212
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Patsy Southern
Signature of Witness

6-14-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-13-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: NATHANIEL SOUTHEAN

My mailing address is: 6610 Laughlin Dr. Phone: 2814372651
Missouri City
TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Nathaniel J. Southean
Signature of Witness

6-13-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-12-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Maria Venegas

My mailing address is: 7307 Castle View Ln Phone: 832-231-4293
Missouri City TX 77459

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

I represent myself X

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-12-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 0-12-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Alina Venegas

My mailing address is: 7307 Castleview Ln Phone: 932-643-0751
Missouri City TX

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

I represent myself

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

0-12-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LAVONIA KIMANI

My mailing address is: 15915 PRYOR DR. Phone: 281-797-4840
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lavonia Kimani
Signature of Witness

6/3/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06.09.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Chilys Brothers

My mailing address is: 15711 Peype Dr Phone: 281-437-7163
Missouri city 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Chilys Brothers
Signature of Witness

06.09.19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-10-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: TORI BROWNER

My mailing address is: 15911 PRIOR DR Phone: 281-487-7163
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Tori Browner
Signature of Witness

6-10-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6.9.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Johnnie Brothers

My mailing address is: 15911 Pryor Dr Phone: 281-682-2755
Missouri City, Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Johnnie Brothers
Signature of Witness

6/9/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-17-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: ELLIS H HENDERSON

My mailing address is: 7015 MACZALI Phone: _____
MISSOURI CITY TX

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET:**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston [] I support this development [X] I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ellis H. Henderson
Signature of Witness

6-17-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/17/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kimberly Webb

My mailing address is: 7043 Rockergate Dr. Phone: 832-574-6913
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kimberly Webb
Signature of Witness

6/17/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 2.10.19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kim Brothers

My mailing address is: 15911 Pryor Dr Phone: 281-437-7143
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kim Brothers
Signature of Witness

2.10.19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/10/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: RONNIE BAILEY

My mailing address is: 6639 Rowlett Ct Phone: 281-437-6132
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19327</u> Development Name: <u>Edison Lofts</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Ronnie Bailey
Signature of Witness

6/10/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: YESSENIA LEMUS

My mailing address is: 7027 TRIGATE DR Phone: 832-331-4165
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/4/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: ERNESTO LEMUS

My mailing address is: 7027 TRIGATE DR Phone: 8326770652
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/4/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-11-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Tracie Williams

My mailing address is: 6503 West
Ridgecreek Dr. Mission
City, TX 77489 Phone: 832 874-7441

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Tracie Williams
Signature of Witness

6-11-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/01/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JESSIE GARDNER

My occupation, profession or business is: RETIRED

My mailing address is: 15400 BLURIDGE COURT Phone: 713-515-2072
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Jessie Gardner
Signature of Witness

5/1/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/23/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Drew Campbell

My mailing address is: 15838 Alger Dr. Phone: 832-671-9373
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

5/23/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/23/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002
My name is: Emma Barrett
My mailing address is: 15838 Cardonway Phone: H: 281-438-7103
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Emma Barrett
Signature of Witness

May 23, 2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Sherrri Clause

My mailing address is: 6910 Thornwild Phone: 281 437-0984
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19327</u> Development Name: <u>Edison Lofts</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sherrri Clause
Signature of Witness

5/30/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DARRYL CHURCHWELL

My mailing address is: 15807 WILLOBRIALANE Phone: 281 935 2776
MISSOURI CITY, TEXAS 77459

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

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TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

5-28-19
Date

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: NAULS, JAMES K.

My mailing address is: 6707 MACZALIK DR Phone: 281-438-5370
MISSOURI CTY TEX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

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If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

5-28-19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 05-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Leatha Spencer

My mailing address is: 6822 Krause Dr Phone: 281-437-8452
Mesquite City TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Leatha Spencer
Signature of Witness

05-28-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: BARLAND HANKERSON

My mailing address is: 7030 CASTLEVIEW Phone: 346-229-9812

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Barland Hankerson
Signature of Witness

5-28-19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002
My name is: Dorothy King-Hankerson
My mailing address is: 7030 Castleview Ln. Phone: 832-368-6127
MO. CITY, TX, 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

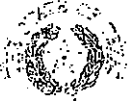
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dorothy King-Hankerson
Signature of Witness

5/28/19
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-28-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Calvin L Stewart

My occupation, profession or business is: Security Services / Self-Employed

My mailing address is: 6803 TRIGATE DR Phone: 832-642-1965
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, associations or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Calvin L Stewart
Signature of Witness

5/28/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5/28/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: TERRENCE E. DAVIS

My mailing address is: 6630 McCallum Rd. Phone: 281-437-2141
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Terrence E. Davis
Signature of Witness

5/28/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 5-29-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JAMES HEISKELL

My mailing address is: 15927 Ruppstock Phone: 713-304-6301
MISSOURI CITY, TX. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

James Heiskell
Signature of Witness

5-29-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/1/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: SANDRA DOTSON

My mailing address is: 7106 TOWERVIEW LN Phone: 281-615-5745
MO. CITY TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sandra Dotson
Signature of Witness

6/1/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORA HOUSE

My mailing address is: 15606 RAVENHILL Phone: 713 240-0077
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: N/A

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

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<p>If this statement is in regard to a specific TDHCA development or application, also provide the following information:</p> <p>TDHCA Development #: <u>19327</u> Development Name: <u>Edison Lofts</u></p> <p>Development City: <u>Fort Bend Houston</u> <input type="checkbox"/> I support this development <input checked="" type="checkbox"/> I oppose this development</p>
--

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Richard A. [Signature]
Signature of Witness

6/3/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06/03/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Cindy Castillo

My mailing address is: 15403 Willow LN Phone: 832 851 8450
Missouri City 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

06/03/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-28-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Minnie Chambers

My mailing address is: 16006 Logan Rock Rd Phone: 281-437-4686
Missouri City
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Minnie Chambers
Signature of Witness

6-28-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/4/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Arcelia Diaz

My mailing address is: 6710 Rockergate Phone: 713)922-6482
Missouri City Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Arcelia Diaz
Signature of Witness

6/4/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-3-2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: RICKY BROWN

My mailing address is: 6819 KRAUSE DR. Phone: 281-835-9117
MISSOURI CITY, TEXAS
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-10-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Elijah Smith

My mailing address is: P.O. Box 103 Phone: 832 660 7711
Thompsons, TX 77487

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

211
Signature of Witness

6-10-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Sandra Jones-Camble

My mailing address is: 6631 Castleview Ln Phone: 2814168374
Missouri City, Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sandra Jones Camble
Signature of Witness

6/6/2019
Date

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WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/3/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: JOSE G. CASTAÑEDA RODRIGUEZ

My mailing address is: 7206 TOWERVIEW LN Phone: (713) 391-7199
MISSOURI CITY TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/3/19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Vicente Washington

My mailing address is: 4627 Cast Review Phone: 832) 922-0390
Missouri City 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development To all above

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Vicente Washington
Signature of Witness

6/6/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/6/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DARBY CRAWFORD

My mailing address is: 6631 Rowell Ct Phone: 913-302-4019
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Darby Crawford
Signature of Witness

6/6/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-12-19 Location of Hearing: City Annex Chamber, 900 Bagby St

My name is: MARA VILLAGAS

My occupation, profession or business is: BANK TELLER

My mailing address is: 7307 Castle View Ln Phone: 532-231-4293
MICROVIN TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: EDISON LOFTS
Development City: _____ I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-12-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to ~~appear and~~ offer testimony, ~~in so appearing~~, I hereby make the following statements:

Date of Statement: 6-10-19 Location of Hearing: _____

My name is: Terrence George

My occupation, profession or business is: (LINDSEY) Medical FAC

My mailing address is: 15759 Briargate Ct Phone: _____
Missouri City
77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I wish to state strongly my opposition to Edison Lofts,
Development #19327, because of the high concentration
of minority residents within the boundaries of SN41; low
performing and over crowded schools and stress/overload of
city of Houston Emergency Services (fear of increased crime)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

6-10-19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to ~~appear and~~ offer testimony, ~~in so appearing,~~ I hereby make the following statements:

Date of Statement: 5-10-19 Location of Hearing: _____

My name is: Cyrille Michel

My occupation, profession or business is: Electrician

My mailing address is: 15759 Briargate Ct. Phone: (713) 289-9693
Missouri City, Tx. 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to Edison Lofts Development #19327, because of the high concentration of minority residents within the boundaries of SN41; low performing and over crowded schools and stress/overload of City of Houston Emergency Services (fear of increased crime)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Cyrille Michel
Signature of Witness

5-11-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to ~~appear and~~ offer testimony, ~~in so appearing~~, I hereby make the following statements:

Date of Statement: 5/10/19 Location of Hearing: _____

My name is: Lisa B. Mitchell

My occupation, profession or business is: PR Manager

My mailing address is: 15759 Briarwood Phone: (281) 460-6031
Missouri City, TX 77489

In appearing before this body, I represent: myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to Edison Lofts,
Development #19327, because of the high concentration
of minority residents within the boundaries of SN41; low
performing and over crowded schools and stress/overload of
City of Houston Emergency Services (fear of increased crime)

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development. I oppose this development.

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Lisa B. Mitchell
Signature of Witness

5/10/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/13/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORAH FREEMAN

My mailing address is: 7026 MACZALI DR. Phone: 832-483-4862
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deborah Freeman
Signature of Witness

6/13/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/13/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: KENNETH FREEMAN

My mailing address is: 7036 MARZALI DR Phone: 832-483-4862
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Kenneth Freeman
Signature of Witness

6/13/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-13-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Ramela Sawyer

My mailing address is: 15807 Pryor Dr. Phone: 832.573.8730
No. City Tx. 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Signature of Witness

6-13-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/14/2019 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Cheryl Brackens

My mailing address is: 6623 Castleview Ln Phone: 832-885-5408
Missouri City, Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Cheryl Brackens
Signature of Witness

6/14/2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

UPON COMPLETION OF THIS FORM. PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-18-19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Kimberly Lawrance

My mailing address is: 15830 Ridgeway Rd Phone: 713-569-9877
Missouri City, Tx 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6-18-19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: _____ Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Aaron M. Adams

My mailing address is: 15923 Willbriar Lane Phone: (281) 416-7564
Missouri City, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock, and the Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents ad seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference t the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Aaron M. Adams
Signature of Witness

06/17/19
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone (512) 475-3800

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PLEASE PRINT LEGIBLY

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/18/19 Location of Hearing: City Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Johanna M. Price

My mailing address is: 6631 Loughlin Dr. Phone: 281-437-7811
Missouri City, TX
77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes, or groups:

Their business address is: _____

I wish to make the following written statements: (Attach additional sheet(s) if extra space is needed.)

I wish to state strongly my opposition to the, **Verdin Square, Tramonti, Huntington Chimney Rock**, and the **Edison Lofts** projects because of: the high concentration of minority residents within the boundaries of SN 41; low performing schools; Environmental Issues, and the City of Houston Stressed Emergency Services network Police, Fire, etc. (fear of increased crime has been expressed by residents and seniors currently living in the area). **SEE ATTACHED SHEET.**

Community Opposition for: Project Application No. 19109 – Development Name: Verdin Square. Project Application No. 19242 – Development Name: The Tramonti. Project Application No. 19245 – Development Name: Huntington Chimney Rock. Project Application No. 19327 – Development Name: Edison Lofts.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Johanna M. Price
Signature of Witness

6/18/19
Date

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WITNESS AFFIRMATION FORM

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Dawwella Swan

My occupation, profession or business is: Mental Health work

My mailing address is: 7434 Towerview LN Phone: _____
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Dawwella Swan
Signature of Witness

6-19-19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Juan Diego Vazquez

My occupation, profession or business is: _____

My mailing address is: 6810 Ladwin Ct.
Missouri City TX 77489 Phone: 281 4381734

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Juan Diego Vazquez
Signature of Witness

6-19-2019
Date

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/19/19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Ana Perez

My occupation, profession or business is: _____

My mailing address is: 7322 Maczali Dr Phone: 832 929 2030
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/19/19
Date

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/19/19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Joshua Mascarenas

My occupation, profession or business is: _____

My mailing address is: 73 22 Maczali Dr Phone: 832-929-2030
Missouri City TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

[Signature]
Signature of Witness

6/19/19
Date

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WITNESS AFFIRMATION FORM

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LEONARD HARRIS

My occupation, profession or business is: SCHOOL BUS DRIVER

My mailing address is: 7403 BAHIA LN Phone: 281-438-8198
MISSOURI CITY 281-224-9232 (cell)
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:
TDHCA Development #: 19327 Development Name: Edison Lofts
Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Leonard Harris
Signature of Witness

6-19-19
Date

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WITNESS AFFIRMATION FORM

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P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

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PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6-19-19 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: DEBORAH HARRIS

My occupation, profession or business is: RETIRED

My mailing address is: 7403 BATHIA LN Phone: 281-438-8198
MISSOURI CITY
TEXAS 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Deborah Harris
Signature of Witness

6-19-19
Date

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WITNESS AFFIRMATION FORM

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UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: June 19, 2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: LINDA KEGLER
My occupation, profession or business is: RETIRED

My mailing address is: 15606 APPLE RIDGE DR Phone: 832-672-3109
MISSOURI CITY, TX 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Linda Kegler
Signature of Witness

6/19/19
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 06-19-2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: Jerry Evans

My occupation, profession or business is: Pastor

My mailing address is: 6602 Rowan Ct. Phone: 281-438-8782

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

I hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Jerry Evans
Signature of Witness

06-19-2019
Date

Note: At the discretion of the Department, the length of time available for each public comment may be limited.



WITNESS AFFIRMATION FORM

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941 Phone: (512) 475-3800

UPON COMPLETION OF THIS FORM, PLEASE RETURN TO DEPARTMENT STAFF.
PLEASE PRINT LEGIBLY.

I want to appear and offer testimony, in so appearing, I hereby make the following statements:

Date of Statement: 6/19/2019 Location of Hearing: City Hall Annex Chamber, Public Level
900 Bagby St., Houston, TX 77002

My name is: SARAH EVANS

My occupation, profession or business is: _____

My mailing address is: 6602 Rowell Ct Phone: 281-438-8782
Missouri City, Texas 77489

In appearing before this body, I represent myself or the following persons, firms, corporations, classes or groups:

Their business address is: _____

I wish to make the following written statements: *(Attach additional sheet(s) if extra space is needed.)*

I support the Low-Income Housing Tax Credits if done right. The Edison Lofts project proposed for 7100 W. Fuqua Drive, in the old Briargate Shopping Center, will help support economic development, provide programs for the youth in the area, provide onsite security. The developers have assured the community that the Edison Lofts affordable Housing Development will be open to a wide variety of income levels.

If this statement is in regard to a specific TDHCA development or application, also provide the following information:

TDHCA Development #: 19327 Development Name: Edison Lofts

Development City: Fort Bend Houston I support this development I oppose this development

hereby certify that the above statements by me are true and accurate, and that I have listed all persons, firms, corporations, classes, or groups that I represent in reference to the matters on which I am appearing. I further certify that the testimony I give before this body will be true and accurate.

Sarah Evans
Signature of Witness

6/19/2019
Date

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